



## Winton House

Portsdown Hill Road | Cosham | Hampshire | PO6 1BE

FINE & COUNTRY



# STEP INSIDE

Winton House | £2,500,000 | Freehold

'Winton House' is a house for all seasons with rooms with a view, this beautifully presented home offers a touch of luxury to family life and an excellent place to entertain. The primary house has 4001 sq ft of living space arranged over two floors yet within the grounds is a 516 sq ft orangery, a two bedroom 729 sq ft detached bungalow annexe as well as a substantial 2280 sq ft pool house with gym and indoor heated swimming pool. There are views from the front across the City of Portsmouth towards the Solent and at the back over fields and farmland towards the South Downs. You are perfectly positioned to relax after a long day at work, yet also close to motorway, train and even ferry links for commuting and pleasure. The large house is very airy and presented with an elegant yet understated décor, so that you could quickly make your mark with a few well-chosen pieces and enjoy living in this exceptional home. The house has four reception areas with a 30' kitchen/dining room, extensive 28' drawing room with separate dining area off, utility room, two cloakrooms, study and to add harmonious life there is also a smaller sitting room, which would make a perfect children's playroom, a den for teenagers or cosy family snug in contrast to the much larger main drawing room. Upstairs is ample space for the family and for guests, the master bedroom has an en-suite dressing room and substantial feature bathroom as well as a balcony with outstanding views towards the City of Portsmouth, the second bedroom has a matching balcony and views, an en-suite walk-in wardrobe / dressing room and bathroom, the third bedroom is situated to the rear of the house with an en-suite shower room and access onto a 39' terrace, complementing the accommodation

is a further bedroom bathroom and separate cloakroom on this level. Set back from the road on the hillslopes you get to appreciate more than just the views, you are very well placed for all kinds of leisure pursuits with a golf course just down the road and also being close to the water for sailing or enjoying the beach on Hayling Island, the ferries go to the Isle of Wight or the continent from Portsmouth Harbour and for land based entertainment you are close to Port Solent and Gunwharf Quays, Chichester is only 15 minutes away with its charming shops and festival theatre, for more domestic shopping there are local amenities in Cosham and Farlington with supermarkets, post office and banks. For commuters the motorway is close by and London Waterloo can be reached from Havant Station in 1h 20 mins, early internal viewing of this impressive home is strongly recommended in order to appreciate both the accommodation and location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction bearing left at the traffic light junction into Farlington Avenue, reaching the top bear left into Portsdown Hill Road where 'Winton House' can be found a short distance along on the right hand side.

**ENTRANCE:** Curved brick retaining wall with soldier railings over leading to wrought iron gates providing access to a large turning and parking area which is laid to shingle, brick retaining walls to either side with raised flowerbeds, portico entrance with stone pillars, double glazed main front door with frosted glazed panels to either side and over leading to:









HALLWAY: 21'0" x 8'0" 'L' shaped, balustrade staircase rising to first floor, porcelain tiled flooring, two roll top radiators, brushed steel fronted power points, ornate ceiling coving, dado rail, alarm panel, ornate wall cornicing, large understairs storage cupboard housing electric meter, door to garage, door to:

WALK-IN CLOAKS CUPBOARD: 8'3" x 6'0" Radiator, tiled floor and walls, coving, hanging rails, internal door leading to:

CLOAKROOM: Low level w.c., with douche, radiator with towel rail over, pedestal wash hand basin with mixer tap, double glazed frosted window to side aspect, dado rail, ceiling coving, panelled door.

SITTING ROOM: 15'1" x 14'0" Double glazed window to front aspect overlooking driveway with far reaching views towards Langstone Harbour, Hayling Island and the Solent in the distance, ceiling rose and coving, wall cornicing, dado rail, wooden flooring, brushed steel fronted power points, roll top radiator, panelled door.

STUDY: 15'0" x 14'1" Double glazed window to front aspect overlooking driveway with far reaching views towards the City of Portsmouth and the Isle of Wight in the distance with roll top radiator under, wooden flooring, central ceiling rose and coving, wall cornicing, dado rail, alarm panel, power points.

DRAWING ROOM: 28'7" x 26'9" measurements do not include dining area measuring a further 12'3 x 12'1". Primary room; gloss porcelain tiled flooring, two ceiling roses and coving, ornate wall cornicing, dado rail, three roll top radiators, picture lights, wiring and speakers for surround sound system, three double doors with glazed full height panels to either side leading to rear garden, brushed steel fronted power points, twin glazed doors leading to hallway. Dining area; matching flooring, ceiling rose, wall cornicing, picture lights, surround sound speakers, double glazed window to rear aspect with roll top radiator under, panelled door leading to kitchen, central chimney breast with fire surround and hearth.

KITCHEN / BREAKFAST ROOM: 30'7" x 11'11" Breakfast area; central island with granite work surface with curved corners, storage cupboards under, roll top radiator, bracket and wiring for wall mounted T.V, gloss tiled flooring, range of matching wall and floor units with granite work surface and matching splashback, double glazed frosted window to side aspect, dresser style unit with work surface, drawers and cupboards under, storage cupboards and glazed panelled doors with central cupboards over, ceiling spotlights and coving, under unit lighting, doors to dining room and utility room. Kitchen area; matching comprehensive range of wall and floor units with granite surface and splashback, further range of pan and spice drawers, chimney breast with free standing range style cooker with hot plate and six ring gas hob with ovens under, extractor hood, fan and lights over, granite splashback, gloss tiled flooring with underfloor heating, space for American style fridge/freezer with cold water supply, tall larder style units to either side and over, integrated dishwasher with matching door, inset twin bowl butler style sink with mixer tap and cupboards under, window to side aspect, wall units, matching ceiling coving and spotlights, twin double glazed doors with full height windows to either side leading to rear garden.

UTILITY ROOM: 11'2" x 6'5" Square opening leading to store room, interlinking door to hallway, roll top radiator, door to cloakroom, range of wall and floor units with granite work surface, butler style sink with mixer tap and granite drainer to one side, gloss tiled flooring, built-in storage cupboard.

CLOAKROOM: Low level w.c., pedestal wash hand basin with mixer tap, tiled flooring, roll top radiator with chrome towel rail, extractor fan, panelled door.

GARAGE: 22'10" x 12'5" remote control roller shutter door, high level double glazed window to side aspect, power points, fluorescent tube lighting.













FIRST FLOOR: Landing with balustrade, gloss tiled flooring, ceiling coving, dado rail, wall cornicing with picture lights over, roll top radiator, doors to primary rooms, large built-in boiler cupboard with free standing air vented cylinder, pump system, wall mounted boiler supplying domestic hot water and central heating (not tested).

MASTER BEDROOM SUITE: 15'0" x 14'2" Twin double glazed doors to front aspect leading to curved fronted balcony with outstanding views over the City of Portsmouth, Isle of Wight, Langstone Harbour and Hayling Island in the distance, gloss tiled flooring, roll top radiator, ceiling rose and coving, wall cornicing, picture lights, dado rail, panelled door, chrome fronted power points, door to:

WALK-IN WARDROBE / DRESSING ROOM: 9'11" x 8'0" Comprehensive range of mirror fronted floor to ceiling built-in wardrobes with hanging space and shelving, gloss tiled flooring, double glazed window to front aspect with roll top radiator under, panelled door, ceiling coving, power points.

BATHROOM: 22'9" x 7'10" increasing to a maximum 12'10" White suite comprising; twin corner Jetstream style bath with separate shower attachment and jet streams system, double glazed frosted window to side aspect, fully ceramic tiled to floor and walls, low level w.c., bidet, twin 'his & hers' wash hand basins with pillared legs, mixer taps, mirror and lighting over, double glazed window to front aspect with outstanding views and roll top radiator under, panelled door.

BEDROOM 2: 15'0" x 14'1" Double glazed twin doors to front aspect leading to curved fronted balcony with outstanding views towards Langstone Harbour, Hayling Island, the City of Portsmouth and the Solent in the distance, wooden flooring, roll top radiator, double glazed frosted window to side aspect, chrome fronted power points, door to:

WALK-IN WARDROBE: 15'1" x 4'8" Comprehensive range of sliding mirror fronted floor to ceiling wardrobes to two walls with hanging space and shelving, wooden flooring, door to:

EN-SUITE BATHROOM: 15'1" x 8'8" Feature free standing claw footed bath with chrome feet, mixer tap and shower attachment, fully ceramic tiled to floor and walls, pedestal wash hand basin with mixer tap, mirror and lighting over, ceiling coving, chrome heated towel rail, bidet, low level w.c., large shower with drench style hood and drying area to one end, double glazed frosted glass window to rear aspect, roll top radiator.







**SHOWER ROOM:** Fully ceramic tiled to floor and walls, large shower area with drying area to one end, drench style hood and separate shower attachment, extractor fan, double glazed frosted window to rear aspect, pedestal wash hand basin with mixer tap, radiator with chrome heated towel rail over, ceiling coving, panelled door.

**CLOAKROOM:** Low level w.c., with douche, pedestal wash hand basin with mixer tap, fully ceramic tiled to floor and walls, radiator with chrome towel rail, double glazed frosted window to rear aspect.

**GUEST SUITE:** Twin doors from landing leading to passage way, door to shower room, door to bedroom.

**SHOWER ROOM:** Fully ceramic tiled to floor and walls, radiator with chrome towel rail over, close coupled w.c., with twin flush and douche, pedestal wash hand basin with mixer tap, double glazed frosted window to rear aspect, extractor fan, ceiling coving, corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment.

**BEDROOM:** 20'9" x 12'0" Dual aspect double glazed windows overlooking rear garden with far reaching views towards Bunker Hill in the distance, double glazed door leading onto roof top terrace, wooden flooring, two roll top radiators, twin ceiling roses and coving, wall corning, dado rail, power points, large roof top terrace with wrought iron railings, external lighting and spiral staircase leading to ground floor.



**OUTSIDE:** To the front is curved brick retaining wall with soldier railings over leading to wrought iron gates providing access to a large turning and parking area which is laid to shingle, brick retaining walls to either side with raised flowerbeds, portico entrance with stone pillars.

To the rear of the house is a large patio area with spiral staircase rising to roof top terrace with pathway wrapping round to the left hand side of the property providing side pedestrian access with fence panelling and rendered and painted walls. Central to the patio area is a raised fountain and water feature with shingle surround, providing access to the orangery, from this area leading down from the raised terrace are pillars and wide steps leading down to rear garden, wooden built summerhouse with patio surround storage, brick paved curved pathway with lawns to either side leading to rear of garden with white PVCu fence panelling, mature fruit tree, the garden is T shaped and wraps behind the adjacent property. To the rear of the garden is a large paved terrace area with external light, leading to a block built wall on all aspect, to the right hand side is a detached swimming pool and gym.

**ROOF TERRACE:** 39'10" x 20'5" Spiral staircase leading to ground level, door to bedroom 3.





**THE ORANGERY:** 24'3" x 21'0" Detached orangery with solid walls to either corner, each with tall roll top radiators, to the right hand side is a full height double glazed window with top opener, to the other three aspects are bi-folding double glazed doors leading onto patios and garden area, tiled flooring, ceiling spotlights with central atrium glass roof

**POOL HOUSE:** 57'8" x 29'1" On two aspect are double glazed bi-folding doors leading to steps and terraced garden, to all sides are wide paved pathways, the swimming pool measures 44'9" x 20'4", the internal walls are tiled, air conditioning, ceiling mounted speakers with starlight lighting to ceiling, to one end are double glazed sliding patio doors with full height panels to either side leading to:

**GYM:** 23'0" x 20'10" Double glazed door to side aspect with full height windows to either side, ceiling lights, two double radiators, power points, tiled flooring, doors to pump room and shower room:

**PUMP ROOM:** Wall mounted boiler supplying heating for swimming pool with separate hot water cylinder (not tested), electric consumer box, controls for heating.

**SHOWER ROOM:** Low level w.c., pedestal wash hand basin with mixer tap, radiator with heated towel rail over, large shower cubicle with drying area to one end.

**DETACHED BUNGALOW ANNEXE:**

**LILY LODGE:** Main front door with frosted glazed panel leading to:

**HALLWAY:** Wooden flooring, doors to primary rooms, built-in cupboard housing electric meter, radiator, ceiling coving.

**SITTING ROOM:** 13'5" x 15'2" Ceiling coving, twin double glazed doors leading to patio, radiator, panelled door, power points.

**BEDROOM 1:** 18'5" x 9'7" Twin double glazed doors leading to rear garden with window to one side, radiator, power points, wooden flooring, ceiling coving, panelled door.

**BEDROOM 2:** 13'4" x 10'3" Double glazed window to side aspect with frosted panel, double glazed window to rear aspect overlooking garden with radiator under, wooden flooring, ceiling coving, power points.

**KITCHEN:** 10'3" x 5'4" Built-in double doored cupboard housing boiler supplying domestic hot water and central heating (not tested), matching range of wall and floor units with granite work surface, inset butler sink and mixer tap, integrated fridge and washing machine with matching doors, power points, range of pan drawers, wooden flooring.

**BATHROOM:** White suite comprising; panelled bath with chrome mixer tap and shower attachment with drench style hood over and shower screen, low level w.c., with douche, pedestal wash hand basin with mixer tap, ceramic tiled to floor and walls, double glazed frosted window to front aspect, panelled door.

**OUTSIDE ANNEXE:** Side pedestrian access to right hand side of the property leading to a shingled rear garden with shed and sleeper style borders.









# Winton House

Approximate Gross Internal Area

Main House = 4001 Sq Ft / 371.71 Sq M

Garage = 281 Sq Ft / 26.09 Sq M

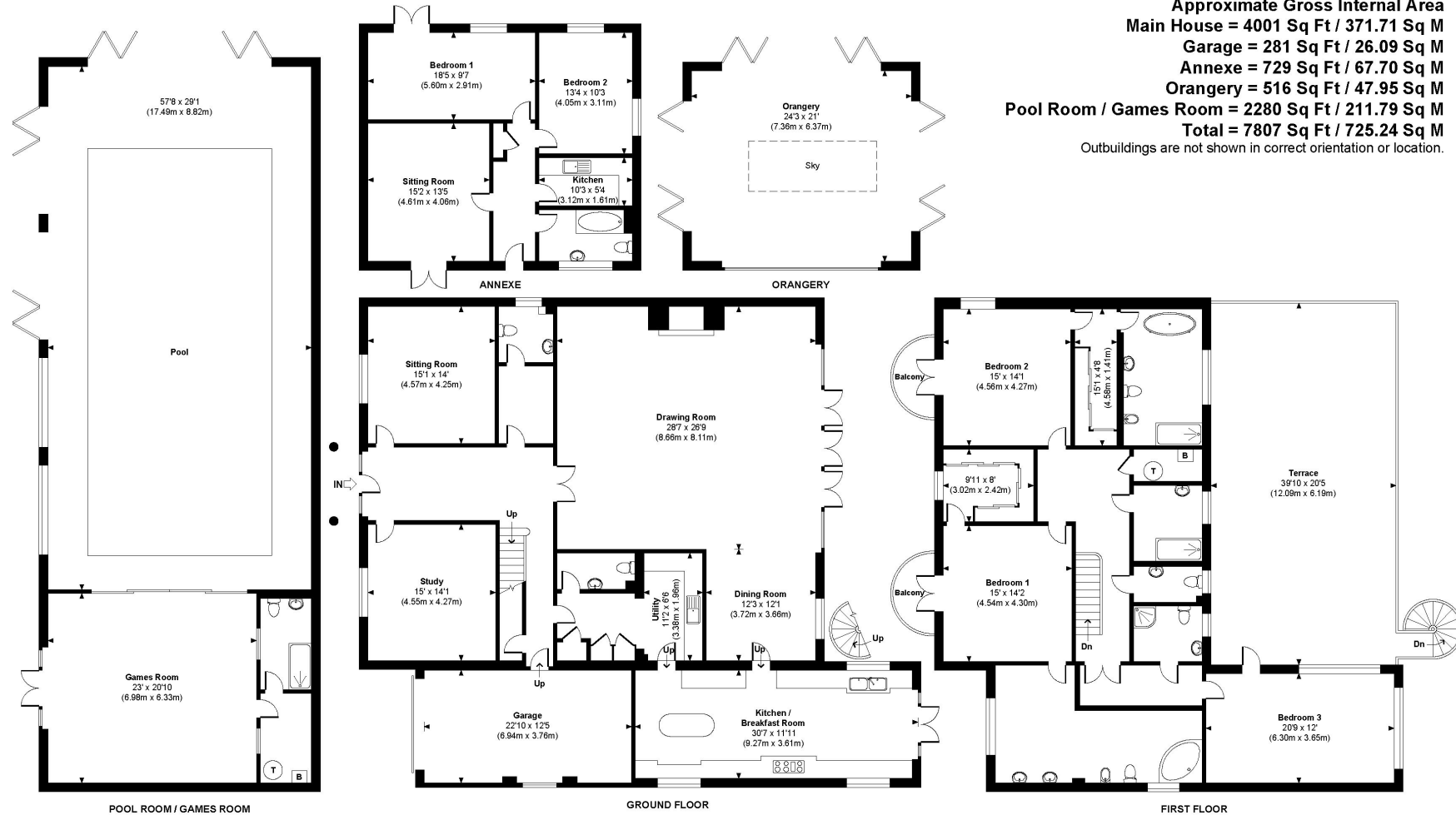
Annexe = 729 Sq Ft / 67.70 Sq M

Orangery = 516 Sq Ft / 47.95 Sq M

Pool Room / Games Room = 2280 Sq Ft / 211.79 Sq M

Total = 7807 Sq Ft / 725.24 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.





**AGENTS NOTES:**

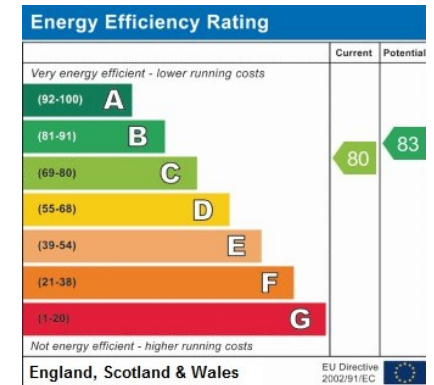
Council Tax Band H - Portsmouth City Council

Broadband – ASDL

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)



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