



Fleet Surgeons Residence

13 James Lind Avenue | Royal Haslar | Gosport | Hampshire | PO12 2FB

FINE & COUNTRY

STEP INSIDE

Fleet Surgeons Residence

If you want a property with the 'wow' factor then look no further, No. 13 retains its historic character, sitting proudly behind a deep shared (with one neighbour) driveway. The 4370 sq ft of living accommodation of this impressive Georgian townhouse is arranged over five floors, with the total accommodation including garaging and stores amounts to over 4649 sq ft. There is an immense feeling of space with large sash style windows and high ceilings. There are very few occasions when you get the opportunity to own a truly unique part of British history, this Grade II listed Residence is a stunning example of grand regency living set in 65 acres of heritage conservation grounds. The grounds were commissioned by King George II and designed by Theodore Jacobsen. Since it was constructed the house has been home to and visited by a who's who of British history. James Lind himself was a Scottish doctor, he was a pioneer of naval hygiene in the Royal Navy. By conducting one of the first ever clinical trials, he developed the theory that citrus fruits cured scurvy. Lind argued for the health benefits of better ventilation aboard naval ships, the improved cleanliness of sailors' bodies, clothing and bedding, and below-deck fumigation with sulphur and arsenic. He also proposed that fresh water could be obtained by distilling sea water. His work advanced the practice of preventive medicine and improved nutrition. In 1758 he was appointed chief physician of the Royal Naval Hospital Haslar. For more information on the overall history go to the heritage foundation www.haslarheritagegroup.co.uk. The Royal Haslar site will be developed over the next five years and will become one of the leading developments on the south coast. James Lind Avenue is a premier residence on the site. The grounds are protected under conservation status and the land will remain landscaped to reflect the original layout of the hospital grounds. The internal accommodation has been sympathetically restored by the current owners

with the house having eight bedrooms, two bathrooms, two reception areas, a 26' kitchen/breakfast room, two basement rooms, additional to that is a wine cellar, store, and stable style garage.

ENTRANCE: Dwarf brick wall with brick pillars and lighting over providing access to No.13 & 14, lawned area with central tree, to the right hand side is a lawned area with high hedge, curved brick retaining wall, to the right hand side is a tarmac driveway enclosed by high brick retaining wall, the driveway to the right hand side widens to a maximum 24', external light, access to hardstanding area, covered log store and garage, external gas meter cupboard, water tap, main front door with glazed panels and brass furniture leading to:

PORCH: Flagstone flooring, windows to either side with panelling under, internal door leading to:

HALLWAY: High ceiling with coving, wall cornicing and panelling, ornate roll top radiator, stripped and stained floorboards, sash window with shutters to side aspect, arched opening leading to:

INNER HALLWAY: Low level panelling, second feature radiator with shelf over, balustrade staircase rising to first floor, door leading to lower ground floor, door to:

SITTING ROOM: 16'4" x 15'10" High ceiling with ceiling rose and coving, twin tall sash windows to front aspect with shutters and twin ornate roll top radiators under, stripped and stained floorboards, door to hallway, central chimney breast, surround fireplace with open fire and brick inlay with flagstone and slate hearth, built-in cupboard to one side of chimney breast with dresser style unit to the other with drawers, cupboards under and arch over, twin doors leading to dining room, power points.



DINING ROOM: 16'0" x 11'10" increasing to maximum 14'3" Central chimney breast with surround fireplace, cast iron inlay with tiles and tiled hearth, arched opening to one side with built-in cupboard to the other, stripped and stained floorboards, door to hallway, power points, ceiling rose and coving, wall panelling, twin tall sash windows to rear aspect with shutters and ornate roll top radiators under.

REAR HALLWAY: To mezzanine level with roll top radiator, door leading to lower ground floor, opening leading to:

KITCHEN/BREAKFAST ROOM INC. UTILITY AREA: 26'1" x 11'6" decreasing to 7'8" at narrowest point.

UTILITY AREA: Panelled door to side aspect with window over, sash style window to the other side with door leading to courtyard, tiled splashback, work surface with drawers and cupboards under, wall mounted units, one with curved panelled door the other with a glazed panel, power points, ceiling coving, tall larder style cupboard with range of shelving, flagstone style flooring, contemporary style radiator to one side, opening directly into kitchen:

KITCHEN: Comprehensive range of wall and floor units with wooden work surface, eye-level Miele combination oven with cupboard over and under, feature vaulted ceiling with exposed support beams, high level window to side aspect, ceramic tiled surrounds, power points, range of drawer units, space for free standing range style cooker with splashback, extractor hood, fan and light over, flagstone tile flooring, wine rack, integrated dishwasher with matching door, enamel 1½ bowl sink unit with mixer tap and cupboard space under, under unit lighting, curved cupboard doors, window to side aspect, tall larder unit housing fridge with storage cupboard under, two roll top radiators, wooden double glazed bi-folding doors leading to rear garden with feature Apex double glazed window over, ceiling spotlights.

LOWER GROUND FLOOR / BASEMENT: Hallway, doors to primary rooms, power points, roll top radiator.

UTILITY ROOM/(FORMER KITCHEN): 15'11" x 11'7" increasing to 14'3" Ceiling height 8'1", free standing Worcester boiler supplying domestic hot water and central heating (not tested), butler sink with mixer tap, washing machine point, range of cupboards, central chimney breast, fluorescent tube lighting, power points.

GAMES/CINEMA/FAMILY ROOM: 21'7" x 15'7" Ceiling height 8'0", central chimney breast with tiled inlay and log burner (not tested), twin sash windows to front aspect, one with shutters, three ornate roll top radiators, built-in cupboard housing electric consumer box, door to front aspect, leading to enclosed courtyard.

WINE CELLAR: 12'4" x 10'1" wine store with raised shelving, brick flooring and arched roof.

STORE ROOM: 12'4" x 10'1"

FIRST FLOOR: Mezzanine level to rear, sash style window to side aspect, staircase with balustrade rising to primary landing, steps to rear, door to:

SHOWER ROOM: Central shower cubicle with drench style hood and separate shower attachment with sliding glazed door, twin sash windows to rear aspect, ceramic tiled to half wall level, tile pebble flooring, vanity plinth with stone circular wash hand basin, mixer tap, drawers with cupboards under, close coupled w.c., with twin flush, quartz works surface, feature roll top radiator with chrome towel rail over, further roll top radiator, sash windows to either side.

FIRST FLOOR: Primary landing, ornate roll top radiator, panelling, power points, staircase rising to upper floor.

BEDROOM 1: 21'10" max x 16'1" (Former Drawing Room) Three sash windows to front aspect, each with shutters, two feature ornate roll top radiators, stripped and stained floorboards, panelling to walls, two ceiling roses, central chimney breast with surround fireplace, flagstone and tiled hearth with brick inlay, arched openings to either side, power points.

BEDROOM 2: 16'3" x 12'9" to front of chimney breast (14'4") Twin sash windows to rear aspect with





shutters and views over high brick walls to the marina yard and Haslar Lake beyond, two ornate roll top radiators, wooden flooring, panelling to walls, ceiling rose and coving, built-in cupboards to either side of chimney breast with central chimney breast, fire surround and cast iron grate, power points.

SECOND FLOOR: Mezzanine to rear, sash window to side aspect, staircase rising to upper landing, door to:

FEATURE BATHROOM: White suite comprising; double ended free standing claw footed bath with chrome telephone style mixer tap and shower attachment, twin sash windows to rear aspect, ceramic tiled flooring, wash hand basin with mixer tap, two roll top radiators with towel rails over, window to side aspect.

CLOAKROOM: Matching tiled flooring, tiled surrounds, sash windows to side, low level w.c.

SECOND FLOOR: Primary landing, ornate roll top radiator, staircase rising to third floor, built-in linen cupboard with range of shelving.

BEDROOM 6: 12'2" x 8'2" Sash window to front aspect, some wood panelling, chimney breast with fire surround, power points.

BEDROOM 4: 16'3" x 14'0" Twin sash windows with shutters to front aspect with far reaching views over former hospital land towards the Solent in the distance with two ornate roll top radiators under, wash hand basin with tiled splash back, central chimney breast with wood surround, tiled inlay and built-in cupboards to either side, power points.

BEDROOM 3: 16'8" x 14'10" max. Twin sash windows with shutters to rear aspect overlooking marina yard and Haslar Lake, built-in cupboards to either side of chimney breast, some panelling, wash hand basin, two ornate roll top radiators, power points.

TOP FLOOR: Mezzanine landing to rear with radiator, staircase rising to primary landing, sash window to side aspect with far reaching views over roof tops towards Portsdown Hill, Gunwharf Quays and Spinnaker Tower in the distance, balustrade landing, built-in storage cupboard with drop down shelf and drawers under, butler shelf, door to inner hallway with built-in storage cupboard, access to loft space.

BEDROOM 7/HOME OFFICE: 10'5" x 8'8" Sash window to side aspect with far reaching views over roof tops towards Portsdown Hill, Gunwharf Quays and Spinnaker Tower in the distance, roll top radiator, power points.





BEDROOM 5: 15'6" x 10'5" max. Built-in storage cupboard, surround fireplace, dormer window to rear aspect with views over yacht storage and roll top radiator under, power points.

BEDROOM 8: 8'7" x 7'9" measurements taken from approximately 3'0" off floor level with eaves to front ceiling restricting headroom (8'7" max.), radiator, power points, sash window to side aspect with far reaching views over roof tops towards Portsdown Hill, Gunwharf Quays and the Spinnaker Tower in the distance.

STORE ROOM: 10'5" x 9'2" max. Eaves to front ceiling restricting headroom, power points.

GARAGE/WORKSHOP: 19'10" x 12'11" Flagstone flooring, high ceiling with twin wooden doors to front aspect (former Coach House).

OUTSIDE: Directly to the front of the house, accessible from the lower ground floor is a courtyard with soldier railings over, off this area is an arched brick coal store, further wine store with raised shelving, brick flooring and arched roof. Directly to the rear of the kitchen is a paved area, stepping onto a lawned garden with curved pathway, enclosed by high brick retaining walls and brick built store (5'0" x 5'0") and side pedestrian gate, paved area with flagstone flooring and railings overlooking the lower ground floor and utility area.



James Lind Avenue

Approximate Gross Internal Area

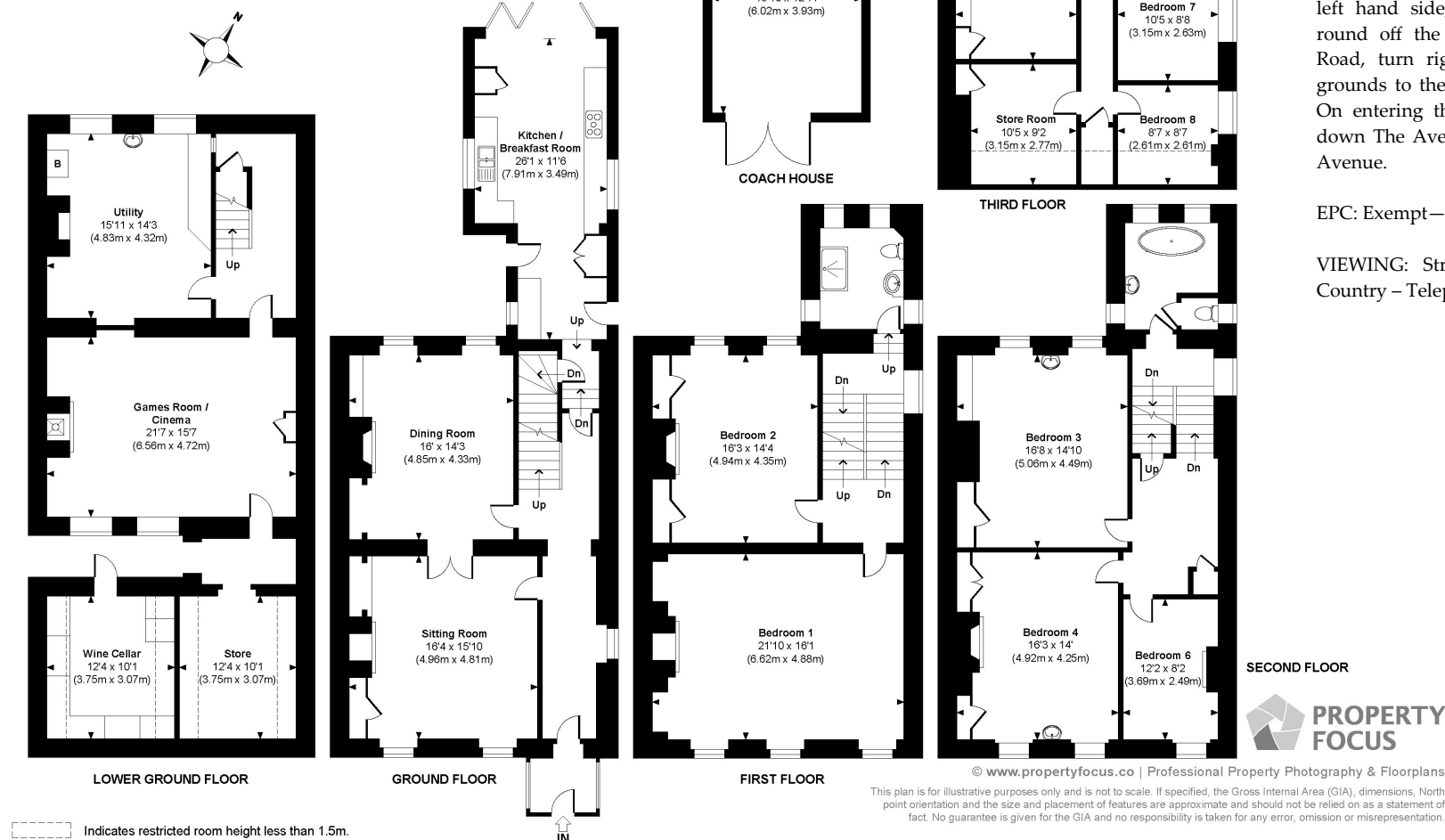
Main House = 4370 Sq Ft / 405.95 Sq M

Store = 25 Sq Ft / 2.30 Sq M

Coach House = 254 Sq Ft / 23.66 Sq M

Total = 4649 Sq Ft / 431.92 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



TO FIND THE PROPERTY: From Fareham head towards Gosport on the Fareham Road passing Fort Brockhurst on the left hand side, at the second roundabout take the third exit into Military Road, passing HMS Sultan on the right hand side. Take the second exit at the roundabout into Gomer Lane, then the first exit off into Stokes Bay Road, running adjacent to the waterfront passing Alverstoke on the left hand side, continue into Fort Road sweeping round off the seafront and bear right into Haslar Road, turn right into the former Haslar Hospital grounds to the security gate on the right hand side. On entering the Haslar Hospital grounds bear left down The Avenue to the front of no. 13 James Lind Avenue.

EPC: Exempt—Grade II Listed

VIEWING: Strictly by appointment with Fine & Country – Telephone 023 93 277 277



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.



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