



Brook Cottage

3 Village Road | Alverstoke | Hampshire | PO12 2LD

FINE & COUNTRY

STEP INSIDE

Brook Cottage | £720,000 | Freehold

Brook Cottage sits proudly within the Alverstoke conservation area, a small hamlet which forms part of the Borough of Gosport and is approximately half a mile east of Stokes Bay shoreline, it is also very close to Alverstoke Creek and the historic Grade II Listed St. Mary's Church. The village centre has a variety of small shops, The Village Home public house, a convenience store and post office it also retains the historic charm with narrow streets, Georgian and Victorian homes. In the early 19th Century, seaside towns became very fashionable with the building of fine townhouses, Georgian Crescent's and individual homes such as Brook Cottage. Queen Victoria is known to have stayed in the area when travelling to and from Osborn House on the Isle of Wight. Brook Cottage is understood to have been built circa 1814 with its stucco frontage and parapet hiding a pitched London roof over, it is adjacent to the heart of the village yet within a few minutes' walk of the waterfront, it is also close to Alverstoke Infant School with sports facilities nearby. In this rather imposing Grade II Listed property you are buying more than just a family home in an enviable position, you are also preserving a little slice of history for the next generation, set back behind soldier railings and a deep forecourt this family home offer versatile accommodation, extending over 2088 sq ft of living space arranged over two floors and comprises: hallway, sitting room, living room, open plan family/dining room, kitchen, cloakroom and morning room on the ground floor with four bedrooms and a large family bathroom on the first floor.

Alverstoke has a rural village feel yet it is within close proximity to Gosport with a full range of shops, the ferry terminal to Old Portsmouth where the mainline railway station provides a regular service to London Waterloo. The side pedestrian access leads to a landscaped split-level 91ft rear garden which is well stocked with a selection of shrubs, bushes and evergreens along with al-fresco dining areas. Having a symmetrical frontage and central doorway and windows to either side, a deep forecourt enclosed by soldier railings, early internal viewing of this impressive Georgian home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Steps with soldier railings to either side and gateway providing pedestrian access to the front of the property, deep forecourt with flagstones and shingle borders, brick retaining all on one side with soldier railings to the other, to the left hand side of the property is a car parking space and gated entrance providing pedestrian access to rear garden, black main front door with bulls eye glazed panels and brass furniture leading to:

HALLWAY: Panelling to lower wall level, high level cupboard housing electric meter, alarm panel, ceiling spotlights, wooden flooring, roll top radiator, doors to primary rooms, balustrade staircase rising to first floor with understairs storage cupboard, glazed panelled door leading to inner hallway.







MORNING ROOM: 13'11" x 11'1" Wooden flooring, central chimney breast with surround fireplace and tiled hearth, sash window to front aspect with original shutters, picture rail, panelled door, roll top radiator, arched opening leading to kitchen.

SITTING ROOM: 14'0" x 11'2" Arched opening leading into living room, combined depth of both rooms 28'2". Sash window to front aspect with original shutters, wooden flooring, central chimney breast with surround fireplace, log burner (not tested) and feature mirror and surround over, panelled door, ceiling coving, arched opening leading to:

LIVING ROOM: 13'11" x 10'10" Matching wooden flooring, roll top radiator, built-in storage cupboard with range of shelving and cupboard under, ceiling coving, central chimney breast with shelving to either side, square opening leading to dining / family room.

INNER LOBBY: Understairs storage area, built-in cloaks cupboard with shelving.

DINING / FAMILY ROOM: 26'1" x 13'2" Two skylight windows, curved wall with sash windows to rear aspect with central twin doors leading to rear garden, wooden flooring, to one wall is a range of built-in cupboards with shelving, low level cupboard to one side with deep shelf over, two tall contemporary style radiators, ceiling spotlights, square opening leading to kitchen, built-in laundry cupboard with shelving, washing machine point and space for tumble dryer, further larder style cupboard with spice racks and range of shelving.

CLOAKROOM: Corner wash hand basin, low level w.c., tiled flooring, window to side aspect, ceiling spotlights.

KITCHEN: 13'11" x 9'1" Window to side aspect, range of matching wall and floor units with granite work surface, inset sink unit with mixer tap and drainer to one side, integrated Bosch dishwasher with matching door, space for free standing Range style cooker with extractor hood, fan and light over, ceiling spotlights, space for American style fridge/freezer with tall larder unit to one side and wine rack over, arched opening leading to living room, panelled door to hallway, further range of drawer and wall units with matching work surface and splashback, ceramic tiled flooring.





FIRST FLOOR: Landing with balustrade, panelling to lower level, access to loft space, doors to primary rooms.

BEDROOM 4: 13'5" x 9'11" Sash window to rear aspect overlooking garden, ceiling spotlights, slight curve to one wall, dimmer switch, radiator.

BEDROOM 3: 14'0" x 11'0" Sash window to rear aspect, picture rail, radiator, central chimney breast with surround fireplace and cast-iron arched inlay, built-in shelving to one side with built-in cupboard to the other.

BEDROOM 2: 14'0" x 13'3" to front of chimney breast. Sash window to front aspect with radiator under, central chimney breast with fire surround and cast-iron inlay, built-in wardrobes to either side of chimney breast with hanging space, shelving and cupboards over, picture rail, panelled door, radiator.

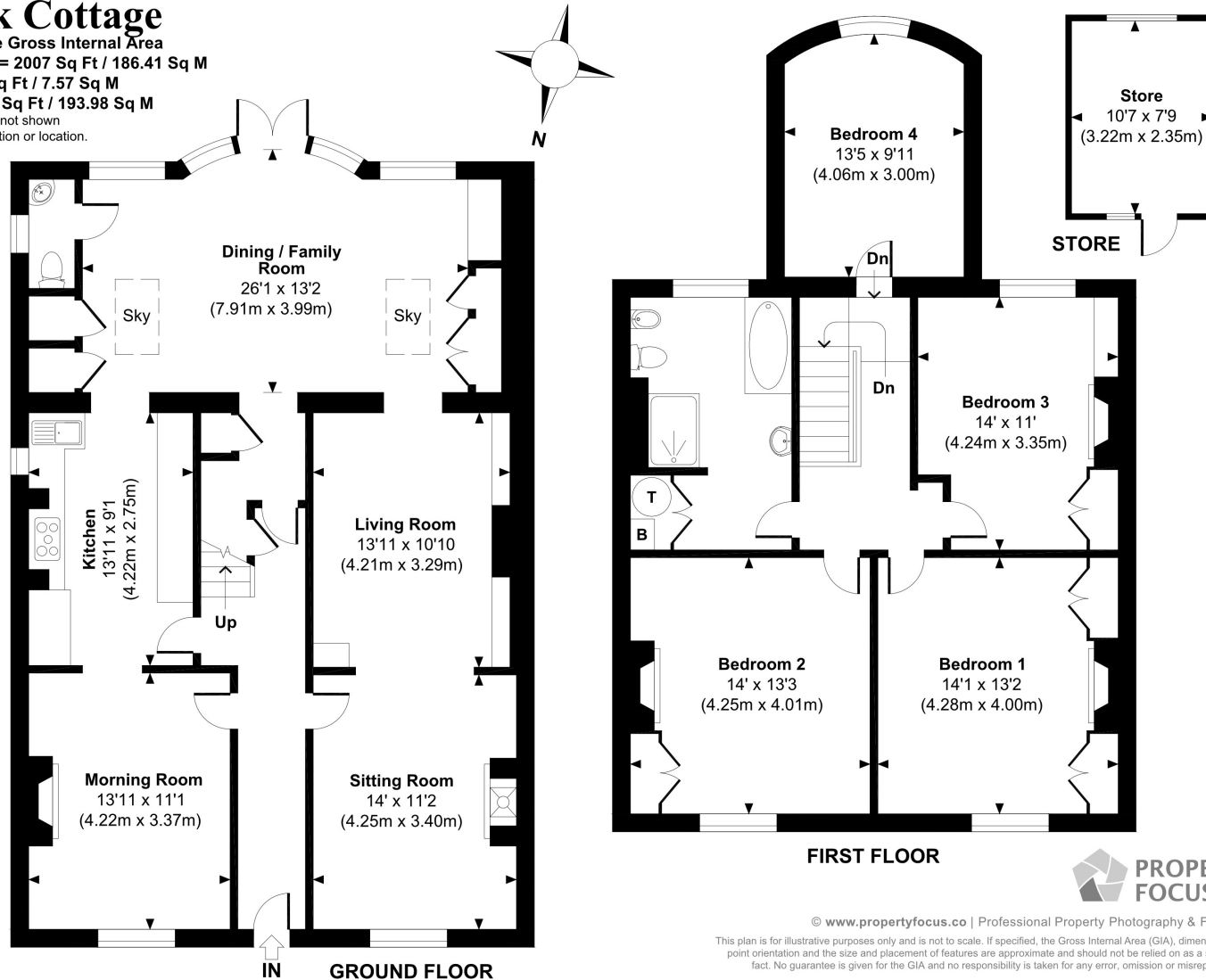
BEDROOM 1: 14'1" x 13'2" Central chimney breast with cast iron arched inlay, built-in wardrobe to one side with hanging space and shelving, sash window to front aspect with radiator under, picture rail, panelled door.

FAMILY BATHROOM: 14'0" x 8'10" maximum. White suite comprising: deep bath with telephone style mixer tap and shower attachment, bidet, low level w.c., wash hand basin, shower cubicle with sliding panelled door, roll top radiator, ceramic tiled surrounds, tiled flooring, sash window to rear aspect overlooking garden, ceiling spotlights, built-in double doored storage cupboard housing immersion tank and boiler supplying domestic hot water and central heating (not tested), panelled door.



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Approximate Gross Internal Area
Main House = 2007 Sq Ft / 186.41 Sq M
Store = 81 Sq Ft / 7.57 Sq M
Total = 2088 Sq Ft / 193.98 Sq M
Outbuildings are not shown
in correct orientation or location.

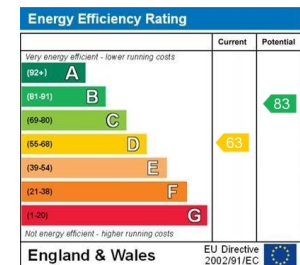


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OUTSIDE: Immediately to the rear of the property is a lowered flagstone terrace, to the left hand side of the property is gated entrance providing side pedestrian access, butler style outside sink and cold water taps, BBQ area, curved brick borders with central steps leading from lower terrace to upper terrace with shrubs and borders to either side with rockery style area, brick built store (10'7" x 7'9"), from the upper terrace are further steps and pathway leading to the southernly facing primary 91ft lawned garden which is enclosed by brick retaining wall and fence panelling, mature shrubs, evergreens and bushes, separate seating areas. The overall plot extends 147 ft deep by a maximum of 47 ft wide.

TO FIND THE PROPERTY: Travelling along the M27 in a westerly direction bear left at Junction 11 onto A27, continuing onto Gosport Road branching left onto Newgate Lane, at the Peel Common roundabout take the second exit onto Broome Way then left onto Cherque Way bearing left onto Privett Road then right onto Brown Down Road, continuing over the roundabout into Gomer Lane then right into Western Way continuing into Village Road, passing through the village (one way) continuing into Village Road where Brook Cottage can be found on the right hand side.



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 F - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

[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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