



Drayton Manor

44 Dysart Avenue | Drayton | Hampshire | PO6 2NA

FINE & COUNTRY



# STEP INSIDE

## Drayton Manor | Freehold | Council Tax Band F

Drayton Manor is an extensive, detached early Victorian Manor house which provides 2990 sq ft of living space arranged over three floors. On entering the house through a set of twin arched doors, you are led into a foyer with a further arched door leading to hallway with staircase rising to the upper floors and doors to primary rooms including a 23' sitting room with feature bay window, dining room, kitchen and conservatory on the ground floor. On the first floor are four bedrooms, one of which is currently used as a study, a family bathroom and en-suite shower room, from this level is a separate staircase rising to the former staff quarters on the second which today provide, three/four further bedrooms with a shower room. The gardens are enclosed on all sides with a southerly aspect and access to the garage and workshop is via a shared driveway to the right hand side of the property. The house has a number of character features including stripped wooden flooring, high skirting boards, high ceilings with coving and roses, quarry tiling flooring, as well as large doors and deep windows with low sills. Located in the centre of Drayton, this impressive character property is ideally situated with the advantages of local shopping amenities, recreation grounds, commutable road links and the catchment for both Court Lane & Springfield Schools (subject to confirmation). Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Brick retaining wall with solid railings and pillars with coping stones over, twin pedestrian gates leading to quarry tiled pathway, feature Gothic arched front door with plaque depicting house name, to the left hand side is a shingled area with central brick circle, arched gateway to the left hand side leading to rear garden, above the entrance is a brick and flint surround pitched roof with inset plaque, twin arched topped double doors with black furniture leading to:

**FOYER:** Quarry tiled flooring, arched Gothic windows with stone mullions to either side, feature pitched roof with exposed wooden beams, steps leading to Gothic design arched main front door with glazed panels and wrought iron furniture leading to:

**HALLWAY:** High ceiling with ceiling rose and coving, double glazed windows with plantation shutter blinds to side aspect, vinyl flooring, double radiator, dado rail, feature architraves, doors to primary rooms, balustrade staircase rising to first floor with large understairs storage cupboard housing gas and electric meters.

**DINING ROOM:** 16'10" x 14'10" High level window to front aspect with raised sill, wooden flooring, high ceiling with exposed beams, wooden coving, interlinking door leading to sitting room, two radiators, door to hallway, central chimney breast with wood surround fireplace, stripped and varnished wood surround large windows to side aspect with low sill, dimmer switch.

**SITTING ROOM:** 23'7" x 19'9" into bay window. Double glazed bay window to side aspect with low sill, wood panelling to either side and over with plantation shutter blinds, matching double glazed windows to rear aspect overlooking garden, interlinking door to dining room, two double radiators, high infinity ceiling and two ceiling roses, picture rail, central chimney breast with surround fireplace and brick hearth, high striped and stained skirting boards with matching floorboards, wall lights, dimmer switches, panelled door.

**KITCHEN:** 17'0" x 9'5" Range of matching wall and floor units with soft close mechanism, inset stainless steel sink unit with mixer tap, integrated dishwasher with matching door, wood laminate flooring, integrated washing machine with matching door, corner larder style unit with tall doors, space for free













standing fridge/freezer, tall contemporary style radiator, double glazed window to side aspect, high ceiling with spotlights and coving, free standing Glow Worm boiler supplying domestic hot water and central heating (not tested), recess with space for free standing Range style cooker with Leisure Rangemaster black extractor hood, fan and light over, tiled surrounds, wooden breakfast bar with range of drawer units and pan drawers, chrome fronted power points, glazed panelled door leading to:

**CONSERVATORY:** 8'8" x 8'8" Polycarbonate glazed roof, double glazed door with windows to either side leading to rear garden, tiled flooring, exposed brick and flint wall one side, wall spotlight.

**FIRST FLOOR:** Landing, skylight window into roof space providing borrowed light, high ceiling, doors to primary rooms, double doored built-in airing cupboard housing hot water cylinder and range of shelving, door to second staircase rising to top floor.

**BEDROOM 3:** 12'7" x 9'3" Double glazed window to front aspect overlooking porch roof and far reaching views towards Portsdown Hill in the distance and radiator under, large panelled door with glazed upper section, feature architraves.

**BEDROOM 2:** 13'9" x 10'5" Large double glazed window to side aspect with radiator under, large walk-in cupboard to one wall with mirror fronted doors, panelled door.

**FAMILY BATHROOM:** White suite comprising: panelled bath with telephone style mixer tap, shower attachment and folding shower screen, ceramic tiled surrounds, double glazed window to side aspect, low level w.c., bidet, pedestal wash hand basin, tiled splashback, vinyl flooring, recessed vanity area with tiled surface and built-in louvre doored cupboard over, panelled door.

**BEDROOM 4 / STUDY:** 11'6" x 9'10" Double glazed window to side aspect with radiator under, ceiling coving, range of built-in book shelving, panelled door.

**BEDROOM 1:** 17'0" x 16'1" Double glazed window to side aspect, built-in double doored wardrobe with hanging space and shelving, double glazed windows to rear aspect overlooking garden with radiator under, further range of built-in wardrobes, panelled door, ceiling rose and coving, picture rail, door to:

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled shower cubicle with Mira shower and sliding panelled door, close coupled w.c., tiled to half wall level, vanity unit with drawers and cupboards under and twin sink unit with mixer taps, mirror, chrome heated towel rail, double glazed frosted window to rear aspect, vinyl flooring.







**TOP FLOOR:** Balustrade staircase from main landing rising to the second floor, exposed beams to ceiling restricting headroom with slight eaves to one side, eaves storage cupboard, radiator, doors to primary rooms.

**GYM / BEDROOM 8:** 10'10" x 7'5" Windows to front aspect, with far reaching views towards Portsdown Hill in the distance with radiator under, glazed panel providing borrowed light to stairwell, built-in double sliding doored wardrobe, access into storage eaves, slight eaves to ceiling restricting headroom, exposed wooden beams.

**BEDROOM 5:** 12'9" x 10'5" Double glazed window to side aspect with views along Dysart Avenue and towards Portsdown Hill in the distance, slight eaves to front and side ceilings with exposed beams, radiator, skylight window with light well providing natural borrowed light to first floor landing.

**SHOWER ROOM:** Shower cubicle with drench style hood, separate shower attachment and sliding panelled door, low level w.c., wash hand basin with mixer tap and shelving to one side with cupboards under, chrome heated towel rail, slight eaves to side ceiling, access to loft space, ceiling spotlights, extractor fan, exposed beam, panelled door.

**BEDROOM 6:** 14'4" x 12'9" maximum. Exposed brick wall to rear aspect with double glazed windows overlooking rear garden, radiator, eaves to ceiling restricting headroom, exposed wooden beams, exposed brick surround fireplace with cast iron inlay, panelled door.





# Drayton Manor

Approximate Gross Internal Area

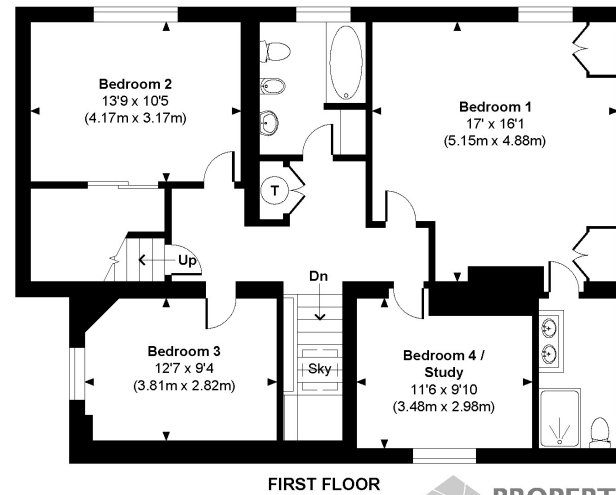
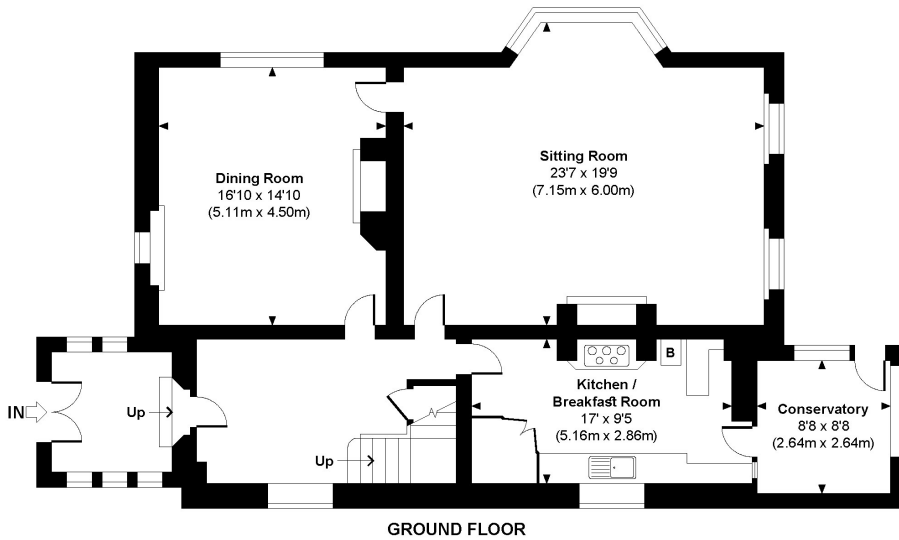
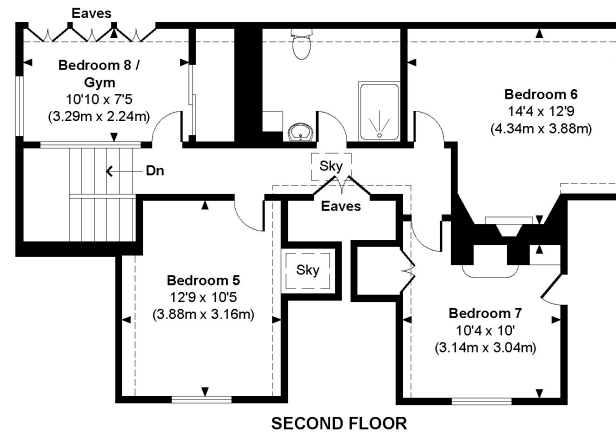
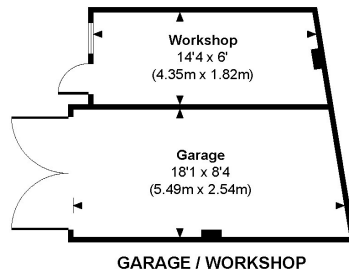
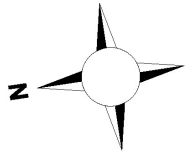
Main House = 2990 Sq Ft / 277.76 Sq M

Garage / Workshop = 237 Sq Ft / 22.07 Sq M

Total = 3227 Sq Ft / 299.83 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



--- Indicates restricted room height less than 1.5m.



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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.

**BEDROOM 7:** 10'4" x 10'0" Double glazed window to side aspect with far reaching views towards Portsdown Hill in the distance, eaves to front and rear aspects with exposed beams, twin built-in access storage cupboards, exposed brick fireplace to one wall with arched inlay and shelving to one side, radiator.

**OUTSIDE:** To the front is a deep forecourt with brick retaining wall, coping stones and soldier railings over, shingled area and quarry tiled pathway leading to main front door. To the left-hand side of the property is an arched gateway leading to wide paved area with brick retaining wall with shrubs and bushes on either side leading to rear garden. Central lawned area with raised brick flower borders with brick pillars and fence panelling, steps leading up to conservatory, crazy paved patio area, side pedestrian access with further patio, to the right-hand side of the property is a shared driveway leading to garage.

**WORKSHOP:** 14'4" x 6'0" Double glazed windows to front and side aspect with double glazed door leading to garden, work bench, square opening leading to:

**GARAGE:** 18'1" x 8'4" Angled to one wall, sloping roof with twin wooden doors to front aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		75
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	33	
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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, copyright © 2021 Fine & Country Ltd.





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