



Stoke House

Little Anglesey Road | Alverstoke | Hampshire | PO12 2JA

FINE & COUNTRY

STEP INSIDE

Stoke House | £900,000 | Freehold

Stoke House is located in Alverstoke, in the Borough of Gosport however it has a rural village feel, albeit within easy commutable distance of Gosport with its range of shops, ferry over to Old Portsmouth where the mainline railway station provides a regular service to London Waterloo. The extended property sits back from the road in an elevated position with a deep front garden, on the shoreline of Alverstoke salt water Lake. Alverstoke is a small hamlet in a conservation area and is approximately half a mile east of Stokes Bay shoreline, it is also very close to the historic Grade II St. Marys Church and village centre which has a variety of small shops, the Village Home public house, convenience store and post office as well as retaining the historic character with narrow streets. Queen Victoria is known to have stayed in the area when travelling to and from Osborne House on the Isle of Wight.

In early 19th Century seaside towns became very fashionable with the building of fine townhouses, Georgian Crescents and in the 20th Century the building of individual houses such as Stoke House. Being located adjacent to the heart of the village yet within a few minutes' walk of the waterfront, it is also close to Alverstoke Infant School, sports facilities and the Stokes Bay Sailing club. Sitting in the central part of the 0.34 of an acre plot which features mature planning of multiple varieties of flora with large front and rear gardens, private gated driveway and double garage, there is also the potential (subject to planning) for further development for business or residential use (home office) within the grounds. This individual family home offers versatile accommodation which extends over the 3274 sq ft of living space arranged over two floors.

The accommodation comprises: entrance lobby, bedroom/study, sitting room, dining room, conservatory, kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor is a shower room and three double bedrooms, the primary 24' bedroom has a large en-suite bathroom

and a viewing area to the front which overlooks Alverstoke Lake, bedroom two has a separate dressing area. Offered with no forward chain and being located close to the conservation lake with its rare salt water flora and fauna, a safe haven for boating and canoeing, early internal viewing of this impressive detached home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Located opposite Alverstoke Lake is a grassed area to the front of the retaining wall, stable style gates and plaque depicting house name leading to long driveway wrapping to the left hand side of the property, directly to the front is a lawned garden with shrubs, evergreens and bushes, rockery area and steps leading up to raised terrace which wraps round to the front of the property with steps leading down to the garden, portico entrance, main front door with matching panels to either side leading to:

HALLWAY: 10'4" x 6'8" Double doored built-in cloaks cupboard with hanging rail and shelf, radiator, wooden flooring, twin glazed door leading to inner hallway, door to:

HOME OFFICE / BEDROOM 4: 14'2" x 11'10" Double glazed window to side aspect overlooking driveway, wooden flooring, wooden panelling to ceiling, double glazed window to rear aspect overlooking parking and garden with double radiator under.

INNER HALLWAY: Twin doors leading to outer lobby, balustrade staircase rising to first floor with feature double glazed window to rear aspect, understairs storage cupboard, two radiators, wooden flooring, controls for central heating, ceiling coving, doors to primary rooms, square opening leading to kitchen

CLOAKROOM: Low level w.c., pedestal wash hand basin, ceramic tiled flooring, tiled surrounds, glass block borrowed light to utility room, extractor fan.







SITTING ROOM: 20'3" x 17'10" Twin double glazed doors with full height windows to either side leading to front garden, raised terrace and with views over Alverstoke Lake, double glazed windows to side aspect, two double radiators, twin glazed doors leading to hallway, ceiling coving.

DINING ROOM: 12'10" x 11'0" Double glazed windows to side aspect, double radiator, wooden flooring, ceiling coving, double glazed twin doors leading to:

CONSERVATORY: 12'8" x 8'10" Wood laminate flooring, twin double glazed doors with full height windows to either side leading to raised terrace and overlooking the Lake, arched topped window to side aspect.

KITCHEN: 16'5" x 14'4" Range of matching Oak wall and floor units with granite work surface and splashback, fully ceramic tiled to walls, tongue and groove panelling to ceiling, two wall mounted units with glazed doors, range of shelving with central book shelf, tall pull-out larder style unit, eye-level double oven and grill with storage cupboards over and under, range of drawer units, double glazed window to side aspect, space for free standing gas oven with wine rack to one side, twin double glazed doors with full height windows to either side leading to rear garden, single drainer sink unit with mixer tap, square opening leading to utility room, recess with warm air heater.

UTILITY ROOM: 10'9" x 7'0" Range of floor units with work surface, single drainer stainless steel sink unit with mixer tap, washing machine point, space for tumble dryer, built-in cupboard housing boiler supplying domestic hot water and central heating (not tested), range of shelves, door to rear garden, space for fridge/freezer, glass block borrowed light to cloakroom.

FIRST FLOOR: Mezzanine landing to rear with full height double glazed window overlooking garden, stairs leading to primary landing.

PRIMARY LANDING: Range of low level built-in storage cupboards with work surface over, built-in airing cupboard with hot water cylinder, doors to primary rooms.

BEDROOM 3: 14'2" x 12'2" Double glazed window to rear aspect overlooking driveway and garden with radiator under, ceiling coving, double glazed window to side aspect, vanity unit with wash hand basin, tiled splashback and cupboards under.

BEDROOM 1: 24'1" maximum x 17'10" Arranged as two separate areas.

Bedroom area: 17'10" x 14'8". Door to en-suite bathroom, range of floor to ceiling built-in wardrobes to one wall with hanging space, shelving and high level storage cupboards over, double radiator, textured ceiling with coving, double glazed window to side aspect, square opening leading to:





Viewing room: 17'9" x 7'8" Double glazed windows to side aspect, central bi-folding doors with railing balcony overlooking garden and Alverstoke Creek.

EN-SUITE BATHROOM: 12'0" x 6'7" White suite comprising: wooden panelled bath with mixer tap and shower attachment, built-in storage cupboard to one end, fully ceramic tiled to walls, tiled flooring, heated towel rail, radiator, double glazed high level frosted window to front aspect, low level w.c., bidet, vanity unit with rectangular wash hand basin, mixer tap and cupboards under, shaver point with light over.

SHOWER ROOM: Fully ceramic tiled to floor and walls, double glazed frosted window to rear aspect, pedestal wash hand basin with mixer tap, mirror and lighting over, heated towel rail and radiator, shower with wall mounted controls, drench style hood, separate shower attachment and drying area to one end, low level w.c., tiled flooring.

BEDROOM 2: 15'5" x 12'10" Double glazed window to rear aspect overlooking garden with radiator under, double glazed window to side aspect, folding doors leading to dressing room, twin glazed doors leading to walk-in wardrobe.

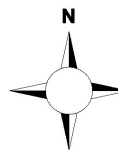
WALK-IN WARDROBE: 4'9" x 3'8" Hanging rail.

DRESSING ROOM: 12'10" x 8'6" into dormer window. Double glazed dormer window to front aspect with views over front garden and Creek, radiator, recessed storage areas with hanging rail and shelving, bi-folding doors to bedroom.



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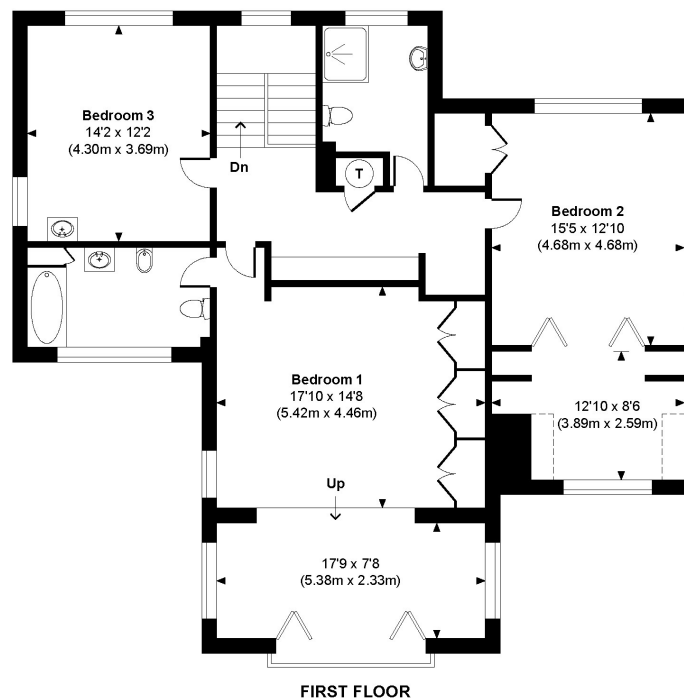
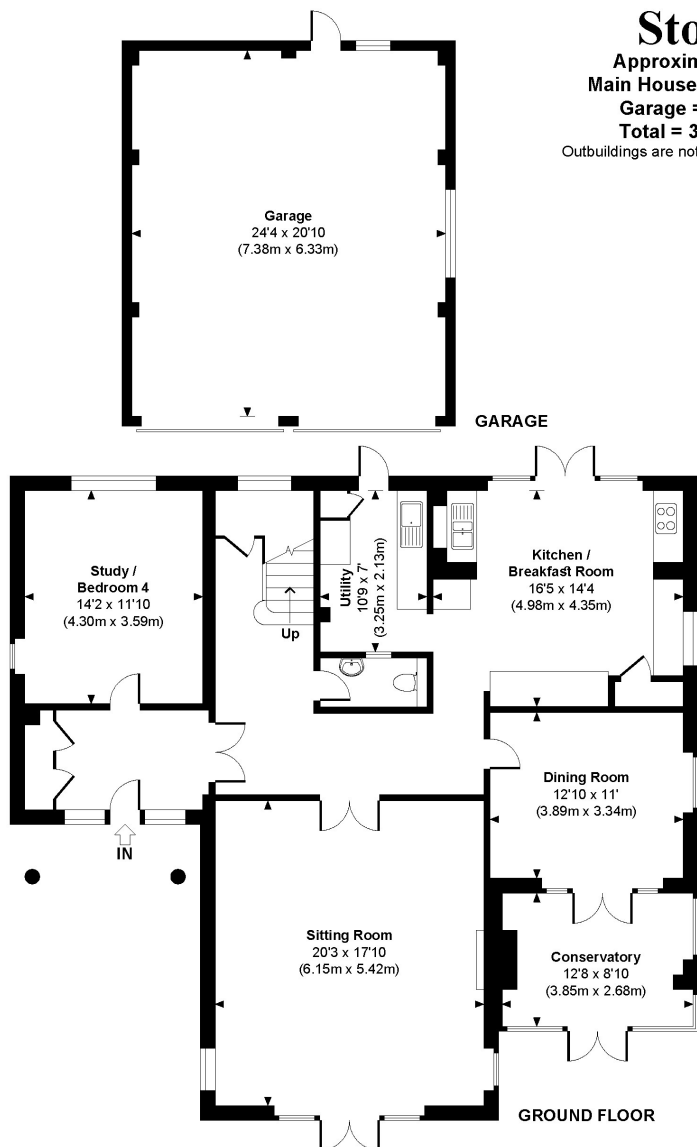
Approximate Gross Internal Area
 Main House = 2771 Sq Ft / 257.46 Sq M
 Garage = 503 Sq Ft / 46.72 Sq M
 Total = 3274 Sq Ft / 304.18 Sq M
 Outbuildings are not shown in correct orientation or location.



OUTSIDE: To the rear is an enclosed garden with fencing panelling on both sides, rockery and seating areas, greenhouse, brick trellis divide leading to rear garden with shrubs, evergreens and bushes, second greenhouse, patio areas.

DETACHED DOUBLE GARAGE: 24'4" x 20'10"
 Twin up and over doors, one remote controlled, lighting, power points, door and window to rear aspect, window to side.

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, continuing into Green Lane, then right onto Anglesey Road, taking the first road on the left into Little Anglesey Road where Stoke House can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, Not 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.

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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.



AGENTS NOTES:

Council Tax Band G - Gosport Borough Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk))

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