



Portsdown Lodge

Skew Road | Portchester | Hampshire | PO17 6AP

FINE & COUNTRY

STEP INSIDE

Portsmouth Lodge | Freehold | £2,100,000

Portsmouth Lodge sits proudly on top of Portsmouth Hill with a southerly facing aspect and outstanding views over Portchester Castle, Portsmouth Harbour, the Solent and Isle of Wight beyond. The accommodation is grand in so many ways with bespoke design built-in bedroom furniture, a Mark Wilkinson fully fitted kitchen with Miele appliances and sunrooms cleverly located on the first floor in order to capitalise from both light and outstanding views. The main house including integral garage provides 5726 sq ft of living space arranged over two primary floors, there are five bedrooms, four en-suites, a large newly refitted family bathroom and two sunrooms on the first floor, on the ground floor is a cinema room, 28' open plan entertainment room with bar area, a wet room, drawing room, home office and a 29' kitchen with attached morning room as well as a separate utility room and cloakroom. The landscaped grounds extend to 0.41 of an acre with attractive, well maintained gardens, a remote controlled gated entrance and ample off road car parking, a heated outdoor swimming pool, a number of pool houses, a feature 'al fresco' dining area and utilities areas. The house backs onto open fields and with outstanding views to the front, early internal viewing of this impressive and imposing family home is strongly recommended in order to appreciate both the quality of accommodation and location on offer.

ENTRANCE: To the front is a paved driveway leading to remote control sliding gate with brick pillars, brick retaining wall and enclosed

by mature shrubs and bushes, to the lower part of the garden is a turning area hidden by shrubs and bushes leading to a rockery garden water feature designed and rebuilt from Chelsea Flower Show with new wooden decked areas, water features, rockeries with shrubs and bushes all enclosed by low retaining wall with lighting. Directly to the front of the property are steps and railing leading up to a resin based large patio area with curved railings, second patio area wrapping round to the left hand side of the property and leading to the entertainment room, lighting and power points, central steps leading to curved brick retaining walls leading onto a decked pier style area overlooking the pond. Double glazed main front door with full height panels to either side leading to:

PORCH: Karndean flooring, recessed cloaks hanging area, oversized internal wooden door with T bar handle and frosted glazed panels to either side leading to hallway, power points.

RECEPTION HALLWAY: 13'0" x 12'7" Staircase with wooden steps to lower section and floating glazed panels leading to first floor feature galleried landing over, ceiling height 16'6" glazed arched panel, frosted mirror wall, matching flooring, radiator, ceiling spotlights and coving, built-in cloaks cupboard, feature curved fronted wall unit with oak doors with curved wooden panels.

DRAWING ROOM: 22'2" x 17'0" Square opening leading to entertainment room,





combined depth of the adjoining rooms 41'2". Twin oak doors with curved glazed panels leading to hallway, sliding double glazed door with full height panel to one side leading to patio with outstanding views towards Portchester Harbour, Spinnaker Tower and the Isle of Wight in the distance, ceiling coving, radiator with cover over, central false chimney breast with space for wall mounted T.V. with shelving to either side and under, wall lights, square opening leading to:

ENTERTAINMENT ROOM: 28'6" x 17'7" High quality vinyl flooring, speaker wall with five built-in speakers, drop down projector with ceiling mounted speakers, spotlights and coving, radiator, bi-folding double glazed doors leading to rear garden and overlooking swimming pool, double doored media cupboards with CCTV. Double glazed bi-folding doors to front aspect leading to patio and wrap around balconies, bar area with precious stone work surface, incorporating fridges, wine coolers, media and sound system, six ceiling speakers, under unit Cooke and Lewis sink unit with drainer, glass washer, raised bar area on three sides, wireless charging points, Miele induction hob, range of cupboards and pan drawers, integrated bin drawer, panelled wall with recessed mirror and lighting, ceiling spotlights, ceiling mounted extractor fan, skylight window, further bi-folding doors leading to al-fresco dining area and swimming pool, radiator, underfloor heating.

BOILER ROOM: Double glazed frosted door leading to rear garden, built-in cupboard housing Mega-flow boiler (supplying the wet room & bar), matching flooring with underfloor heating, fully ceramic tiled walls, ceiling mounted speakers and spotlights, door to:

WET ROOM / CHANGING ROOM: Fully ceramic tiled to floor and walls, underfloor heating, concealed cistern w.c., wall mounted wash hand basin with mixer tap, mirror with automated lighting over, wet room area with jet stream wall mounted jets, controls, separate shower attachment and drench style hood, extractor fan, cloaks hooks, chrome heated towel rail, automated lighting.

KITCHEN INCORPORATING DINING AREA: 29'4" x 17'6" Square opening leading to morning room, chrome fronted power points, tiled flooring, tall chrome contemporary style radiator, range of built-in storage cupboards with T bar wooden handles and drawers under, ceiling spotlights. **Kitchen** area: Mark Wilkinson fully fitted kitchen, with range of matching soft closing wall and floor units with wooden and chrome T bar handles, feature mirror splashbacks, inset 1½ bowl sink unit with granite drainer to one side, Quooker instant hot water tap and separate filter, integrated Miele dishwasher with matching door, glass fronted units over with inset spotlights and glazed shelving, tiled flooring, double glazed sliding double doors leading to rear garden & pool, integrated Miele twin ovens with grills, storage cupboards over and under, steam oven, Miele microwave and plate warmer with storage cupboards over and under, built-in larder cupboard, tall chrome fronted fridge with two drawer freezer to one side, Miele coffee maker with glazed panel over with glass shelving and inset spotlights, island with granite work surface, range of drawers under incorporating cutlery drawers, plate drawers, bin cupboard, wine rack and knife drawers with wine rack to one end, push down power points, sink unit with separate hose, to one end of the central island is a semi-circular chopping board with integrated wooden chopping boards and







curved fronted units under, inset Miele induction wok and four ring induction hob to one side, stainless steel extractor hood, fan and light over, ceiling spotlights, tall stainless steel fronted radiator, bracket and wiring for T.V.

MEDIA / CINEMA ROOM: 18'2" x 14'1" Double glazed windows and secondary triple glazed sound proofing windows to rear aspect overlooking swimming pool with electric blinds, radiator with cover over, record shelves, built-in DVD cupboards, large mirror to one wall with shelving and cupboard under, ceiling spotlights, ceiling mounted projector box with drop down screen and wiring for large T.V. to one wall, wiring for speakers, split-level flooring, sound proofing to walls, comms cupboard, Karndean flooring.

HOME OFFICE: 14'6" x 10'10" Comprehensive range of Conquest fitted units incorporating open shelving with storage cupboard, drawers, filing cabinets and work stations, pelmet lighting, ceiling spotlights, double glazed window to rear aspect with radiator under, power points, door to garage, door to:

UTILITY ROOM: 14'5" x 9'6" Range of tall storage cupboards to one wall with hanging space and shelving, high level shelf with integrated spotlights and hanging rails with work surface below and storage cupboards under, fully ceramic tiled to walls, chrome fronted power points, Karndean flooring, work surface with space for tumble dryer and plumbing for washing machine under, wall mounted cupboards, single drainer stainless steel sink unit with mixer tap and cupboards under, frosted double glazed window to side aspect, dropped ceiling with sound proofing, ceiling spotlights, radiator, frosted double glazed door to rear garden, door to:

CLOAKROOM: Fully ceramic tiled to floor and walls, concealed cistern w.c., chrome heated towel rail, wall mounted wash hand basin with mixer tap, double glazed frosted window to rear aspect, ceiling coving and spotlights.

FIRST FLOOR: Landing with glazed floating panel overlooking reception hallway, four light funnels, ceiling spotlights, doors to primary rooms.







BEDROOM 4: 13'4" x 9'1" Double doored mirror fronted wardrobes to one wall with hanging space and shelving, wooden fitted headboard, open wooden shelving with storage cupboards under, bracket and wiring for wall mounted T.V., radiator with cover over, touch light, double glazed sliding patio door leading to:

SUN ROOM: 13'9" x 6'9" Amtico flooring with floor spotlights and uplighters, double glazed pitched roof with skylights and double glazed windows with blinds to front aspect and side aspects with outstanding views over Portchester Castle, Portsmouth Harbour, the Solent and Isle of Wight in the distance, chrome fronted power points.

BEDROOM 2: 17'0" x 13'0" Built-in wardrobes, radiator with cover over, double glazed windows to front aspect with outstanding views, vanity area with drawers, mirror, integrated shelving and spotlights.

BEDROOM 5: 12'7" x 9'6" measurements do not include recessed area for door opening (17'0" max), radiator with cover over, double glazed window to side aspect far reaching views towards Fawley to the west, ceiling coving, chrome fronted power points, door to;

EN-SUITE SHOWER ROOM: Shower cubicle with panelled door, close coupled w.c., tiled surrounds, wash hand basin with mixer tap, mirror fronted medicine cabinet with light over, chrome heated towel rail, ceiling spotlights and coving, tiled flooring.

BEDROOM 3: 13'7" x 11'6" Double glazed window to rear aspect overlooking fields with covered radiator under, range of built-in bedroom furniture including wardrobes with storage cupboards, headboard with spotlights, tall boy unit, further dressing table with large mirror and pelmet lighting over with shelving to either side and drawers under, mirror panel with hidden cloaks hooks, radiator with cover over.

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with curved door, ceiling spotlights and extractor fan over, concealed cistern w.c., with twin flush, wash hand basin with mixer tap, mirror fronted medicine cabinet with light over, ceiling spotlights and coving, tiled flooring with underfloor heating.

FAMILY BATHROOM: Fully ceramic tiled to walls with floating wall to one end with concealed lighting, feature bath filler with spa style double ended bath with glass panel under and lighting, wall mounted controls with separate shower attachment, concealed cistern w.c., and douche, wall mounted sunken T.V., extractor fan, ceiling spotlights, frosted double glazed window to rear aspect, vanity unit with feature wash hand basin and mixer tap, drawers to one side, mirror with automated lighting, heated towel rail, underfloor heating.







PRIMARY BEDROOM SUITE: DRESSING ROOM: 18'0" x 17'4" Double glazed patio doors leading to front covered terrace with outstanding views towards Portchester Castle, Portsmouth Harbour, the Solent and Isle of Wight in the distance, comprehensive range of bespoke designer built 'art deco' style unit with wave style frontage, ceiling spotlights and coving, radiator with cover over, curtain plinth with automated blinds, square opening leading to bedroom, door to:

EN-SUITE (2): Fully ceramic tiled to floor and walls with recessed shelving, shower area with large drench style hood and separate shower attachment with shower screen, floor drain away and controls, double glazed window to rear aspect overlooking farmland, concealed cistern w.c. with separate douche, wash hand basin with mixer tap, heated towel rail, built-in airing cupboard with two hot water cylinders, range of shelving and hanging rail.

BEDROOM: 20'8" x 17'8" Ceiling spotlights and coving, power points, radiator with cover over, sliding double glazed doors leading to sun room, door to:

EN-SUITE SHOWER ROOM (1): To one end is a wet room style shower area with glazed screen and central door, drench style hood and separate shower attachment and controls, corner seating area, extractor fan and spotlights, floor drain away, double glazed frosted window with plantation shutter blinds to rear aspect, bidet, concealed cistern w.c., vanity unit with wash hand basin, wall mounted mixer tap, shelf and drawers under, large mirror and lighting over, chrome heated towel rail, extractor fan, ceiling spotlights, underfloor heating.

SUN ROOM: 21'7" x 11'5" (38'9" max overall). Glass roof with opening vents windows, full height double glazed windows to front aspect, four with tilt and turn facilities, Amtico flooring with low level height, outstanding views from Hayling Island in the east to Portchester Castle, Portsmouth Harbour, the Isle of Wight and as far as Fawley to the west, from this area is corridor area with matching glass roof with doors and window to front aspect leading to dressing room.

OUTSIDE: To the right hand side is a garage is a covered car port with electric lighting, twin gates leading to patio area with door to utility room, rotary line area, wooden built shed. High fencing hiding oil tank, outside cold water tap, high wall with resin based paved area with arched top gateway leading to primary back garden.

Directly to the rear of the kitchen is a resin based area surrounding the swimming pool with sandstone borders and raised areas, bi-folding doors leading to entertainment room /family room, curved raised area with gloss tiles, BBQ with chimney, work surface, rendered walls, power points, and lighting.





Range of storage cupboards and sheds, one incorporating boiler supplying domestic hot water and central heating (not tested), further double doored store (6'8" x 5'8") housing pump and filtration system for the swimming pool.

To the side of the swimming pool is a brick paved area with 'his and hers' changing rooms, (one – 5'8" x 5'4") (two – 5'9" x 5'4").

INTEGRAL DOUBLE GARAGE: 20'11" x 19'10" Large garage door with up and over mechanism and central door, wall mounted electric consumer box, ceiling spotlights, range of storage cupboards, double glazed window to side aspect.

SWIMMING POOL: Heated with Roman end, slightly angled to one end, the deep end has a depth of 2 metres.

SEATING AREA: 14'8" x 14'8" Circular covered with wooden pillars.

SOLAR PANEL SYSTEM: We understand the system benefits from the maximum tariff rate, which is currently generating an annual income which helps to cover some of the electricity bill.

AGENTS NOTES: Council Tax Band F – Fareham Borough Council

Broadband – ASDL/FTTC [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.service.gov.uk))

Septic tanks for waste water are located to the front of the property



TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third exit at the roundabout onto London Road, bear left at the traffic light junction onto Southwick Hill, then first exit at the roundabout continue along Portsdown Hill Road, bear left into Skew Road where Portsdown Lodge can be found a short distance along on the right hand side.





Portsmouth Lodge

Approximate Gross Internal Area

Main House = 5057 Sq Ft / 469.82 Sq M

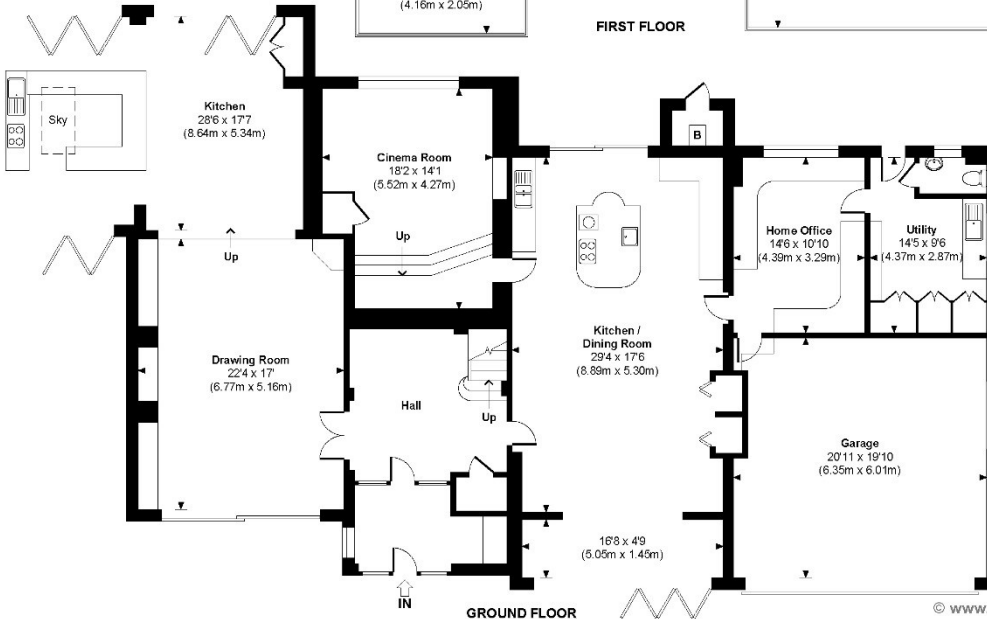
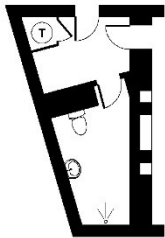
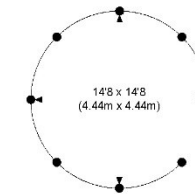
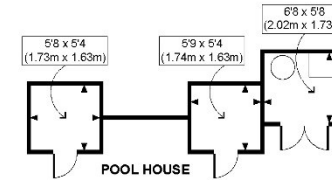
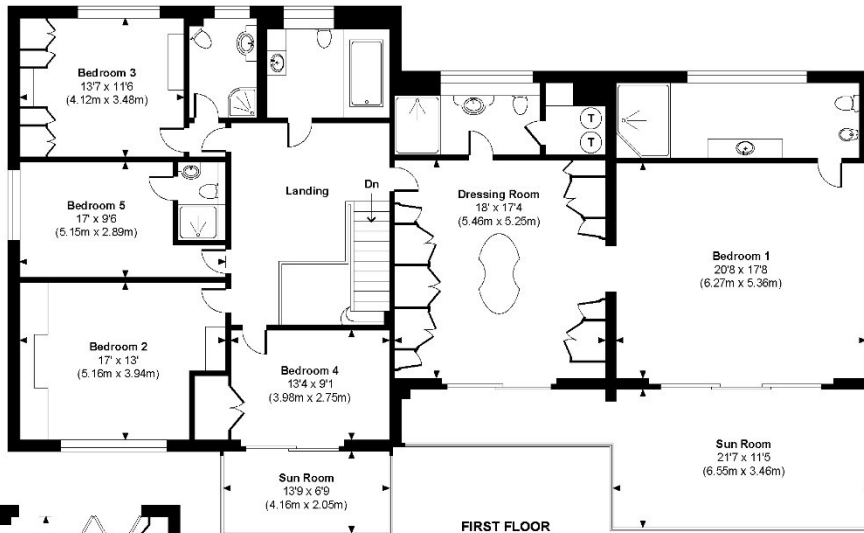
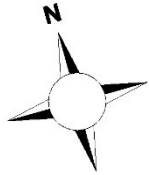
Garage = 403 Sq Ft / 37.39 Sq M

Pool House = 99 Sq Ft / 9.23 Sq M

Outside Seating Area = 167 Sq Ft / 15.48 Sq M

Total = 5726 Sq Ft / 531.92 Sq M

Outbuildings are not shown in correct orientation or location.



Car Port



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

www.EPC4U.COM



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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