



11 Drayton Lane

Drayton | Hampshire | PO6 1HG

FINE & COUNTRY

STEP INSIDE

11 Drayton Lane | £975,000 | Freehold

If you are looking for a home which suits the growing family then look no further. Drayton Lane is one of the most popular roads in Drayton and is referred to by many as the 'last lane in Portsmouth', being ideally situated for commutable road links, bus routes, local shops, surgeries and within catchment and walking distance for both Solent and Springfield Schools (subject to confirmation). No.11 is set back from the lane behind an established bank with a high hedge, the plot extends approximately 0.34 of an acre with a private driveway, car port with a westerly facing garden extending to almost 166ft. This impressive and extended house provides 3011 sq ft of living space arranged over two floors and comprises: hallway, sitting room, dining room, 22' kitchen/breakfast room, utility room, shower room, 24' drawing room and conservatory on the ground floor with four bedrooms, one with en-suite facilities, a large linked walk through wardrobe, family bathroom and separate study on the first floor. Early viewing of this extensive family home is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the first road on the left hand side into Drayton Lane, where No.11 can be found a short distance along on the left hand side.

ENTRANCE: From Drayton Lane is a brick paviour driveway with extensive parking leading to covered car port to the left hand side of the property, high retaining bank with mature hedge, evergreen and bushes, lawned garden with deep hedge and bank onto Lane, steps leading to pathway and main front door with leadlight frosted panels with double glazed windows, tiled flooring, internal double glazed door frosted panels leading to:

HALLWAY: High ceiling with coving, radiator, Amtico flooring, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, doors to primary rooms.

SITTING ROOM: 16'5" into side bay window x 13'9" into front bay window. Dual aspect double glazed windows overlooking garden and driveway, three radiators, ceiling coving, central chimney breast with wood surround, granite inlay and hearth with coal effect gas fire, range of built-in book shelving to either side, glazed panelled door to hallway, dimmer switch.

DINING ROOM: 14'0" into bay window x 13'5" Double glazed bay window to side aspect overlooking driveway with three radiators under, Amtico flooring, ceiling coving and rose, glazed panelled door to hallway, dimmer switch.

KITCHEN / BREAKFAST ROOM: 22'1" x 9'0" increasing to maximum 12'7" Comprehensive range of matching wall and floor units with granite work surface, inset 1½ bowl sink unit with mixer tap, plumbing and space for dishwasher, ceramic tiled surrounds, under unit lighting, double glazed windows to side aspect, range of drawer units, space for free standing range style cooker with Rangemaster extractor hood, fan and light over, eye-level Siemens oven with storage cupboards over and under, range of drawer units, space for free standing fridge/freezer, tall larder storage cupboards, vinyl tiled flooring, tall larder unit with range of shelving, twin sliding glazed doors leading to living room, glazed panelled door to hallway.

Breakfast area: Radiator, glazed panelled door leading to:

INNER LOBBY: Radiator, built-in storage cupboard with range of shelving.







UTILITY ROOM: 5'2" x 3'9" Work surface with space and plumbing for washing machine under, power points, high level window to side aspect, high level shelving.

SHOWER ROOM: Corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment, ceramic tiled to half wall level, heated towel rail, close coupled w.c., double glazed frosted window to front aspect, rectangular wash hand basin with mixer tap, drawers under and mirror over, ceiling spotlights and coving.

DRAWING ROOM: 24'9" x 13'4" Karndean wood effect flooring, ceiling coving, bi-folding doors leading to sunroom/conservatory, two radiators, window overlooking rear garden, central chimney breast with wooden mantle and exposed brick inlay with curved brick hearth.

CONSERVATORY / SUNROOM: 16'0" x 11'1" Pitched roof with glass panels and blinds, full height double glazed windows on two aspects overlooking garden with twin double glazed doors leading to patio, ceramic tiled flooring.

FIRST FLOOR: Landing with balustrade, double glazed frosted window to side aspect, access to loft space via extendable ladder, arched opening leading to dressing room interlinking to rear wing.

BEDROOM 1: 14'5" x 14'2" Double glazed window to side aspect with views over roof tops towards Langstone Harbour in the distance, double glazed bay window to front aspect, radiator, panelled door, built-in shelving to one side of chimney breast, door to:

EN-SUITE: Low level w.c., radiator, double glazed frosted window to front aspect, panelling to half wall level, pedestal wash hand basin with towel rail under, raised plinth over stairwell, recess with hanging rail and shelving, vinyl flooring.

BEDROOM 3: 14'0" x 11'8" Double glazed window to side aspect, built-in louver doored cupboard to one side of chimney breast, radiator, panelled door, ceiling coving.

DRESSING ROOM: 10'9" x 9'0" Inter-linking between front and rear wings, floor to ceiling glass fronted sliding doored wardrobes to one side with hanging space and shelving, to the other side is a double doored wardrobe with hanging space and shelving, radiator, ceiling spotlights, arched opening leading to:

REAR WING: L shaped landing, doors to primary rooms.

FAMILY BATHROOM: 9'9" x 6'8" measurements do not include recessed shower with glazed panelled door, ceiling spotlights, high level double glazed window to side aspect, ceramic tiled to half wall level, large mirror, close coupled w.c., range of shelving, panelled bath with telephone style mixer tap and shower attachment, heated towel rail, radiator, pedestal wash hand basin.





HOME OFFICE / STUDY / BEDROOM 5: 10'4" decreasing to 6'0" x 8'5" decreasing to 4'8" L shaped.

Double glazed windows to side aspect, radiator, range of shelving.

BEDROOM 4: 13'5" x 11'6" Vinyl flooring, double glazed window to rear aspect overlooking garden and with far reaching views at angle towards the City of Portsmouth in the distance, radiator, ceiling coving, panelled door.

BEDROOM 2: 13'5" x 12'11" Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving.

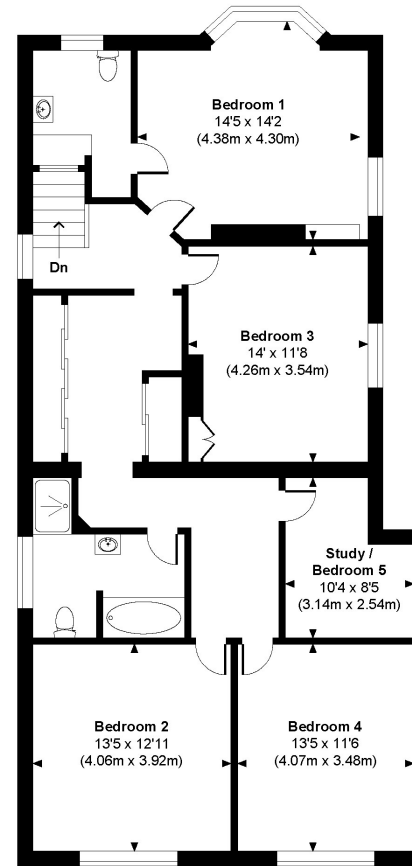
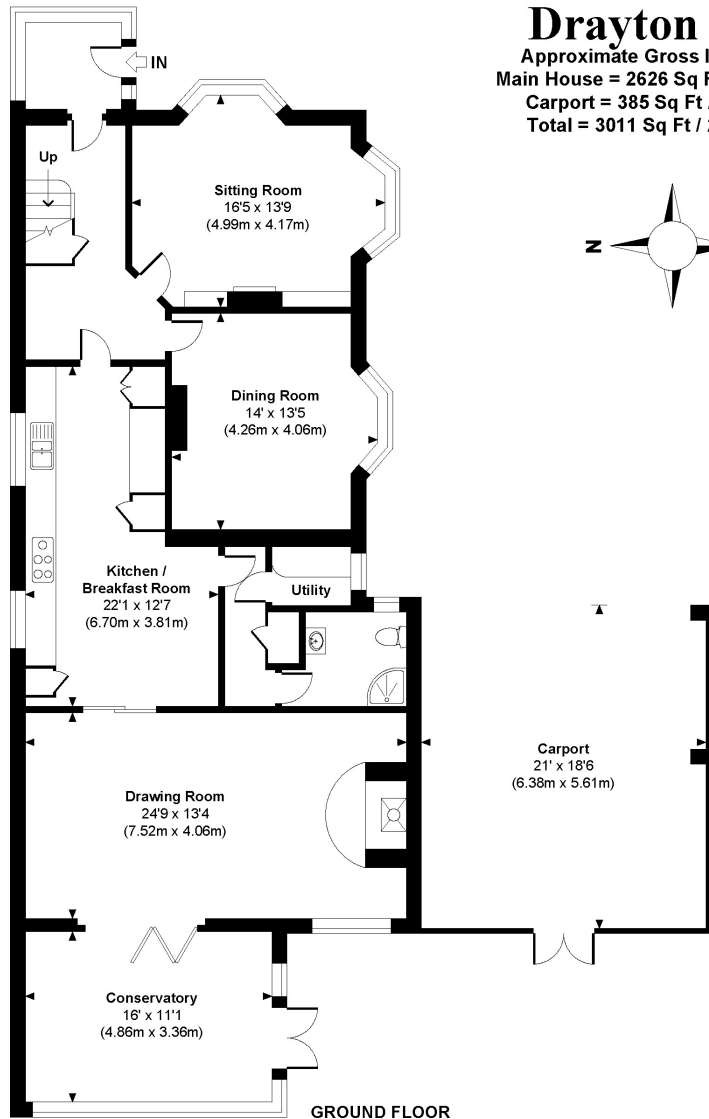
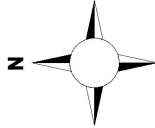
OUTSIDE: To the left of the property is a long brick paved driveway with off road parking for numerous cars leading to a covered car port. To the rear is a split-level patio with double gates leading to car port and flagstone raised terrace, covered 'al fresco' dining area with decking, pitched roof and open sides, the westerly facing garden extends approximately 166 ft and is laid to lawn with mature shrubs, evergreens, bushes and mature trees, the garden is enclosed by mature hedges and fence panelling, sunken patio area, to the west end of the garden divided by mature trees and shrubs is a further lawned garden with wooden built sheds and greenhouse.

CAR PORT: 21'0" x 18'6" Twin gated entrance leading to rear garden, power points.



Drayton Lane

Approximate Gross Internal Area
Main House = 2626 Sq Ft / 243.99 Sq M
Carport = 385 Sq Ft / 35.78 Sq M
Total = 3011 Sq Ft / 279.77 Sq M



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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.

AGENTS NOTES:

Council Tax Band G - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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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