



64 Drayton Lane

Drayton | Hampshire | PO6 1HG

FINE & COUNTRY

STEP INSIDE

64 Drayton Lane | £800,000 | Freehold

This impressive, detached property sits on an elevated corner position, in what is referred to locally as Portsmouth's 'last lane', a single track lane leading from the centre of Drayton towards the top of Portsdown Hill with raised banks on either side. The property is in a raised position with views towards Langstone Harbour and Hayling Island in the distance and is believed to have been built in the late Victorian, early Edwardian period with feature bay windows, high ceilings and period character features. The accommodation comprises; hallway, sitting room, family room, open plan kitchen/dining room with bi-folding doors to a raised decked terrace, outer lobby and cloakroom on the ground floor with three bedrooms and bathroom on the first floor. This family home has a garage, off road parking, a southerly facing garden which wraps around the house on two sides, it is also within easy access of local shopping amenities, bus routes, recreation grounds being only a few yards walk from Portsdown Hill and within catchment of both Solent and Springfield Schools (subject to confirmation). Early internal viewing of this character home is strongly recommended in order to appreciate not only the accommodation but also the 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, continue to the top where No.64 can be found on the corner of Down End and Drayton Lane.

ENTRANCE: Accessible from Down End are steps leading up to brick paved forecourt with pillared opening, brick retaining wall to one side and fence panelling to the other, car hardstanding area at right angles to the front of the property, EV point, twin storm doors with glazed panel over leading to:

PORCH: Quarry tiled flooring, leadlight stained glass windows to either side, glazed panelled door with full height window and windows to either side leading to

HALLWAY: Ceiling coving, picture rail, high skirting boards, feature architraves, roll top radiator, quarry tiled flooring, understairs storage cupboard, balustrade staircase rising to first floor, further deep understairs cupboard with electric meter, doors to primary rooms.

SITTING ROOM: 15'11" into bay window x 12'0" Double glazed sash bay window overlooking garden with radiator under, stripped and stained floorboards, central chimney breast with wooden mantle, exposed brick inlay and log burner, roll top radiator, panelled door, picture rail, ceiling coving, dimmer switch.

FAMILY ROOM: 14'6" into bay window x 14'0" Double glazed square bay window to side aspect with blinds overlooking garden, roll top radiator under, stripped and stained floorboards, central chimney breast with wooden surround fireplace, brick inlay and granite hearth, built-in cupboards to either side of chimney breast with shelving over, twin glazed doors leading to dining room, ceiling coving and rose, dimmer switch, picture rail.







KITCHEN INC. DINING ROOM: Overall depth of adjoining rooms 22'5"

DINING ROOM: 18'1" x 9'3" Twin glazed doors leading to living room, full width bi-folding doors leading to raised decked area with far reaching views towards Langstone Harbour and Hayling Island in the distance, ceiling coving and rose, picture rail, Polyflor high quality vinyl flooring with electric underfloor heating, square opening leading to:

KITCHEN: 12'0" x 10'6" measurements do not include recessed for door opening into outer lobby. Comprehensive range of matching wall and floor units with wood block work surface, ceramic tiled splashback, butler sink with mixer tap, double glazed sash window, integrated Bosch dishwasher with matching door, range of hand built storage cupboards, plumbing and space for washing machine, electric Rayburn with ovens under and two hotplates / hobs, extractor hood, fan and light over, tiled splashback, high level storage cupboards and open shelving, ceiling spotlights and coving, picture rail, recess space for American style fridge/freezer with shelving and cupboard to one side, door to walk-in larder, matching flooring, central island with storage cupboards under including bin drawer.

WALK-IN LARDER: Range of shelving, window to side aspect, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), gas meter tiled flooring.

OUTER LOBBY: Matching flooring, side pedestrian door to outside.

CLOAKROOM: Low level w.c., wash hand basin with mixer tap and tiled splashback, double glazed frosted window to side aspect matching flooring.

FIRST FLOOR: Landing with balustrade, ceiling coving, access to loft space, picture rail, doors to primary rooms, radiator.

BEDROOM 3: 12'1" x 10'7" Double glazed window to rear aspect with outstanding views over roof tops towards Langstone Harbour and Hayling Island beyond, roll top radiator, ceiling coving, picture rail.

BEDROOM 1: 14'1" x 12'2" Double glazed sash window to side aspect with views at an angle towards Langstone Harbour, ceiling coving, picture rail, twin sash windows to side aspect overlooking garden and Drayton Lane, radiator.





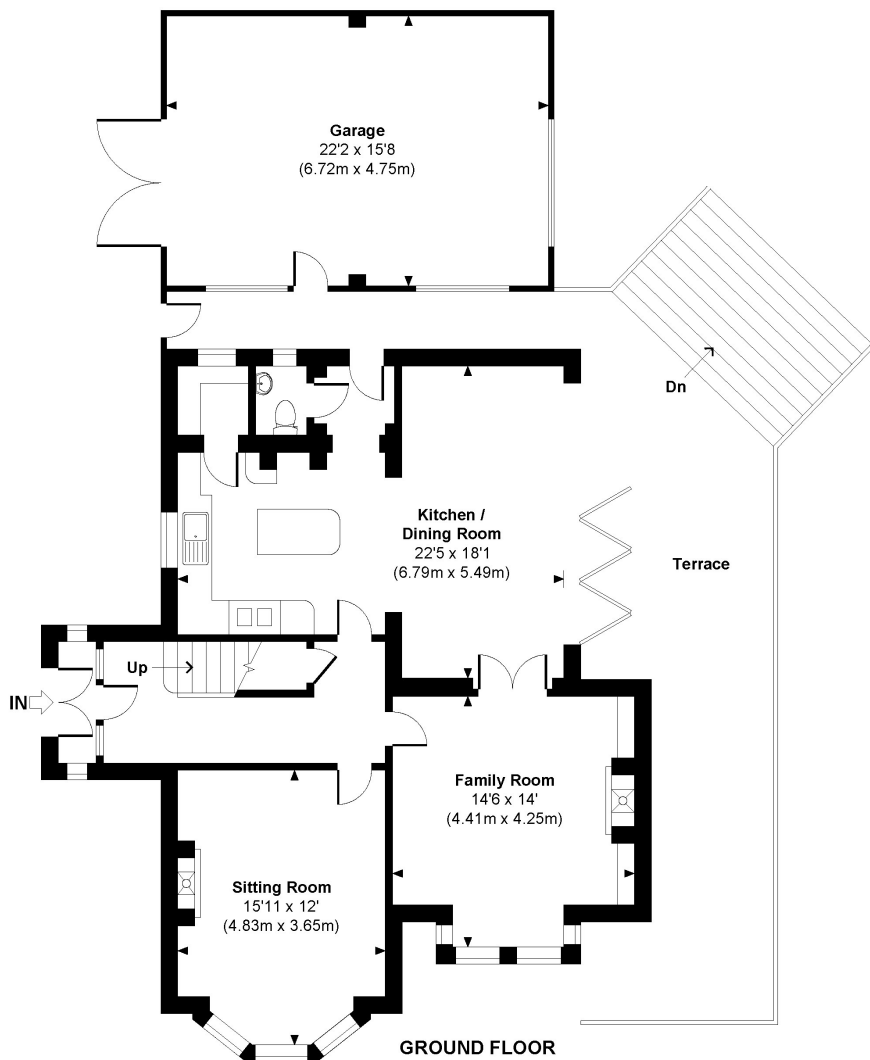
BEDROOM 2: 13'1" x 12'1" Twin double glazed sash windows to side aspect overlooking garden and Drayton Lane, radiator, ceiling rose and coving, picture rail, built-in double doored wardrobe to one side of chimney breast.

BATHROOM: White suite comprising: panelled bath with mixer tap and shower attachment, drench style hood and screen, close coupled w.c., pedestal wash hand basin, circular mirror with lighting either side, heated towel rail, frosted double glazed sash window to front aspect, ceramic tiled to walls, vinyl flooring.

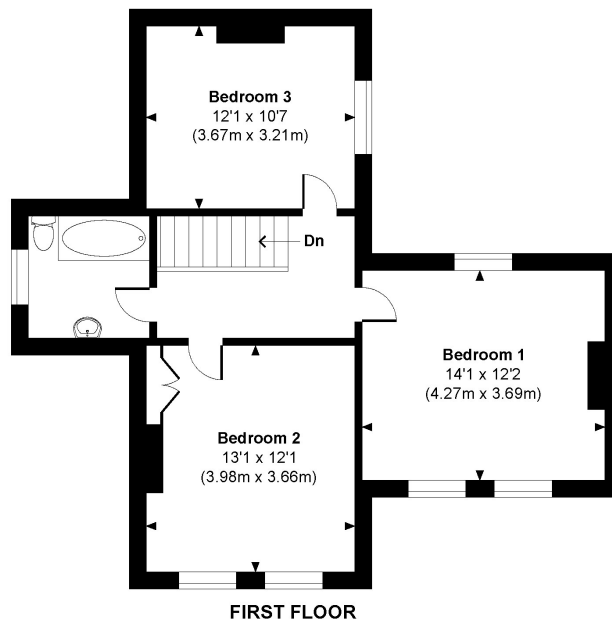
OUTSIDE: To the left hand side of the property is car hardstanding for one car with brick archway and pedestrian gate leading to side access, cold water tap, door to lobby, door to garage, brick paviour pathway leading to raised decked area wrapping to the rear of the property and bi-folding doors from dining area, balustrade and wooden steps leading down to split-level primary lawned garden, storage space under decking, covered log store, the garden is enclosed by fence panelling and brick retaining wall, mature shrubs, evergreens and bushes, the garden wraps round to the Drayton Lane side of the house which has lawn with gated entrance to the front, garden shed.

GARAGE: 22'2" x 15'8" Up and over door, side pedestrian door.





Drayton Lane
 Approximate Gross Internal Area
 Main House = 1489 Sq Ft / 138.34 Sq M
 Garage = 344 Sq Ft / 31.92 Sq M
 Total = 1833 Sq Ft / 170.26 Sq M



FIRST FLOOR



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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 F -

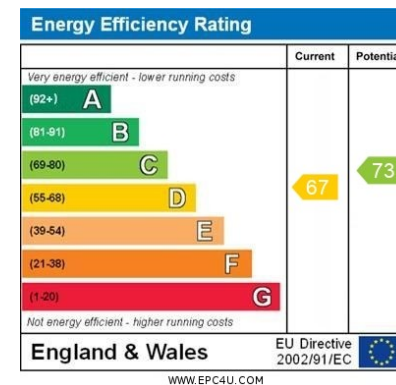
Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibrechecker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk)



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