



Thicket Cottage

The Thicket | Southsea | Hampshire | PO5 2AA

FINE & COUNTRY

STEP INSIDE

Thicket Cottage | £875,000 | Freehold

Thicket Cottage is more than 'a unique cottage', it is a substantial family home which provides 1793 sq ft of living space arranged over two floors. This impressive house is set behind a high retaining wall with a gated entrance providing off road parking, which in itself is unusual for Southsea; the house is believed to have been built in the 1930's and extended by the current owners creating a ground floor home office from the former garage and a first floor extension creating a bedroom and en-suite shower room. The accommodation comprises: hallway, sitting room, cloakroom, L shaped dining room opening onto a fitted kitchen, separate home office with cloakroom on the ground floor with four bedrooms, a feature family bathroom and en-suite shower room on the first floor. Providing the flexibility and space for the growing family, those looking to work from home or indulge in hobbies with separate space. The enclosed private garden sits behind a high curved wall and offers both privacy and tranquillity. Tucked away from the main thoroughfare, Thicket Cottage is situated in Owens Conservation area of Southsea and is within easy walking distance of local shopping amenities, restaurants, retail outlets, Southsea Common, Victorian promenade and waterfront and well regarded schools including Portsmouth Grammar School, High School and Mayville School or nearby, early viewing of this impressive, detached home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Pillared gateway with wrought iron gates and high retaining wall to one side with pedestrian gate and plaque depicting house name, brick paviour driveway with parking for approximately two cars, to the right hand side of the property is a pedestrian gate leading to the home office, directly to the front of the property are curved borders with shrubs and evergreens, further gateway with pergola over leading to front garden, open sided porch, original main front door with leadlight frosted panels and matching panels to either side leading to:

HALLWAY: Engineered oak flooring, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, roll top radiator, infinity ceiling with high level plate rack, doors to primary rooms.

SITTING ROOM: 16'1" into bay window x 13'5" Double glazed bay window overlooking garden with twin central doors and windows to either side, two radiators, matching oak flooring, central chimney breast with wood surround fireplace, cast iron inlay with tiles, granite hearth and living flame coal effect gas fire (not tested), infinity ceiling, picture rail, double glazed window to side aspect, dimmer switch.

CLOAKROOM: Double glazed window to rear aspect, wash hand basin with cupboards under, tiled splashback, low level w.c., tiled flooring, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested).







DINING ROOM INC. KITCHEN: Dining area, L shaped, 19'10" into bay window x 11'0" opening at right angles into the kitchen, double glazed bay window to front aspect overlooking driveway, engineered oak flooring, roll top radiator, infinity ceiling, picture rail, double glazed window to rear aspect, wall mounted cabinet with glazed doors and shelving, ceiling spotlights.

Kitchen: Overall width 23'9" x 8'10" opening into dining room. Comprehensive range of matching soft close wall and floor units with wood block surface, inset Bosch induction hob with extractor hood, fan and light over, ceramic tiled surrounds, range of pan drawers, space for free standing fridge/freezer with tall larder cupboard to one side housing Zanussi double oven and grill to the other with storage cupboards over and under, matching flooring, inset 1½ bowl stainless steel sink unit with mixer tap, washing machine point, space for dishwasher, double glazed door leading to rear courtyard providing access to the home office, double glazed door with window to one side leading to rear garden, tall roll top contemporary style radiator, ceiling spotlights.

FIRST FLOOR: Landing with balustrade, double glazed frosted window to rear aspect, access into loft space via extendable ladder, roll top radiator, doors to primary rooms, recessed area with built-in double doored airing cupboard with shelving and space for condenser tumble dryer.

BEDROOM 2: 16'0" (13'11" to front of built-in wardrobes) x 14'0" into bay window. Double glazed bay window to front aspect overlooking garden with radiator under, range of built-in wardrobes to one wall with hanging space and shelving, brushed steel T bar handles, infinity ceiling with spotlights.

BEDROOM 4 / STUDY: 7'4" x 7'3" Double glazed window to front aspect with radiator under, picture rail.

FEATURE BATHROOM: White suite comprising: free standing claw footed bath with raised end, telephone style mixer tap with shower attachment, fully ceramic tiled to floor and walls, underfloor heating, large mirror, pedestal wash hand basin, heated towel rail, close coupled w.c., double glazed frosted window, mirror fronted medicine cabinet, corner shower cubicle with wall mounted controls, ceiling spotlights.





BEDROOM 3: 9'6" into bay window x 10'11" (9'1" to front of pull-down bed). Double glazed bow bay window to front aspect with blinds, radiator, pull-down bed with built-in cupboards to either side, infinity ceiling, picture rail.

BEDROOM 1: 12'4" x 11'7" Double glazed dormer window to front aspect with radiator under, door to:

EN-SUITE SHOWER ROOM: 11'0" x 6'5" Double glazed dormer window to rear aspect, close coupled w.c., wall mounted wash hand basin with mixer tap, mirror and lighting over, wood flooring, shower cubicle with wall mounted taps and drying area to one end, extractor fan.

OUTSIDE: Pathway from the front of the house wraps round to the side and main front door. To the rear, right hand side is a gateway providing access to the home office, to the rear accessible from the kitchen is an Indian sandstone pathway, wooden built greenhouse and raised flower borders, cold water tap, to the left hand side fronting onto The Thicket is a private garden with high brick curved retaining wall, mature shrubs, evergreens and bushes, Indian sandstone patio with gated entrance providing access to main front door and sitting room.

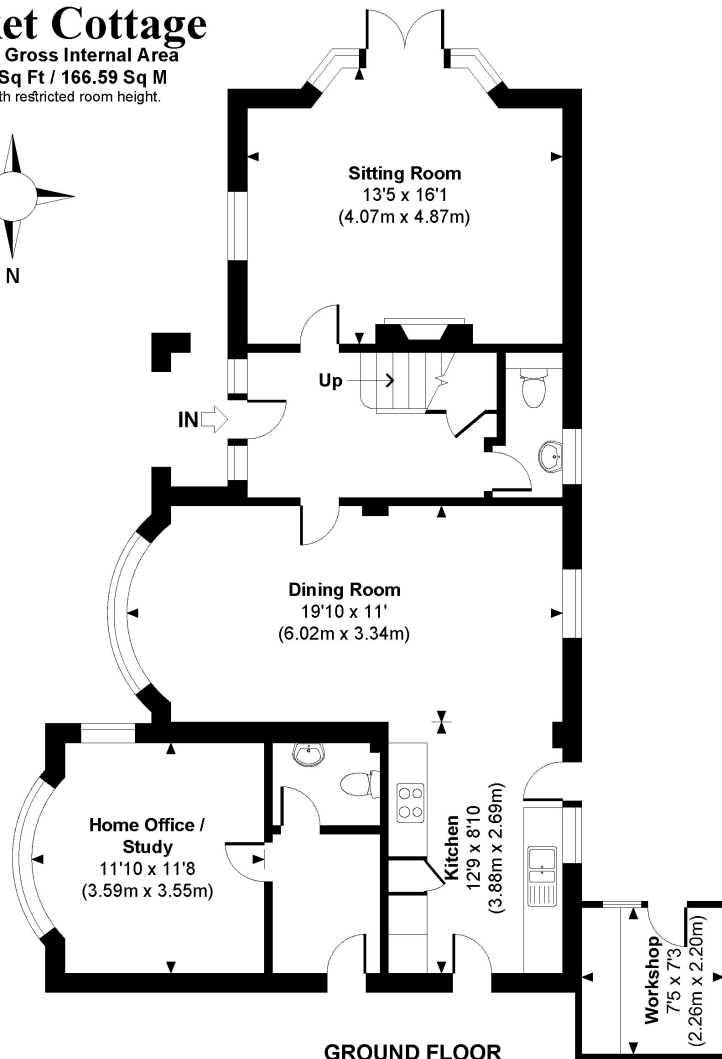
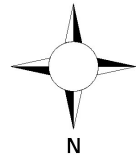


Thicket Cottage

Approximate Gross Internal Area

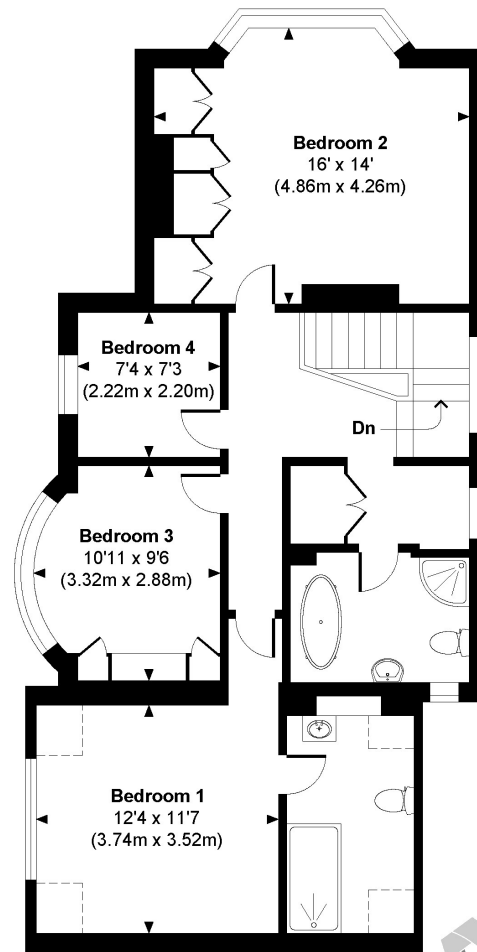
Total = 1793 Sq Ft / 166.59 Sq M

Includes areas with restricted room height.



GROUND FLOOR

Indicates restricted room height less than 1.5m.



FIRST FLOOR

© www.propertyfocus.co.uk | Professional Property Photography & Floorplans

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.



BRICK STORE: 7'5" x 7'3" Surface with shelving over, radiator, double glazed door with window to one side.

HOME OFFICE: Accessed via side pedestrian access, double glazed front door leading to:

LOBBY: 7'0" x 5'5" High level shelving, radiator, power points, door to cloakroom, door to:

OFFICE: 11'10" into bay window x 11'8" Double glazed bow bay window to front aspect with inset blinds overlooking driveway, covered radiator, entry phone system, power points.

CLOAKROOM: Close coupled w.c., wash hand basin with cupboard under and tiled splashback, wooden flooring, high level storage cupboards, extractor fan.

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://www.gov.uk/check-long-term-flood-risk))

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



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

