



176 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2EH

FINE & COUNTRY

**£1,250,000 - Freehold**



#### Features

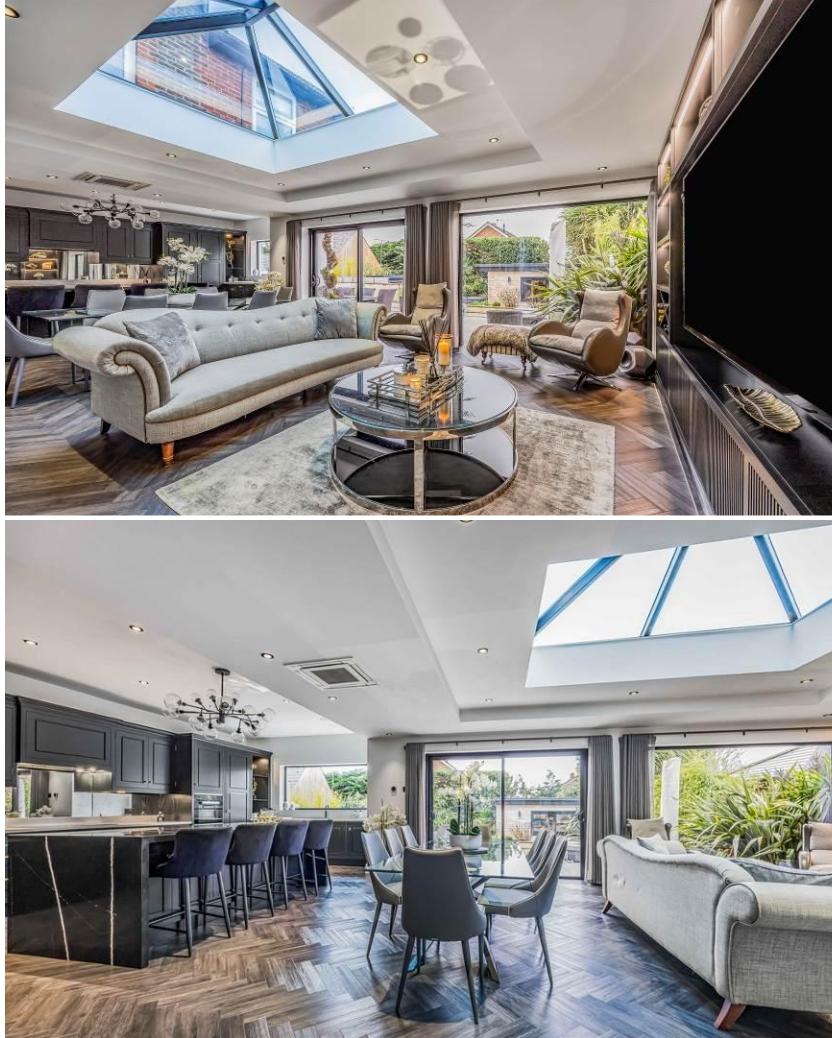
- An Impressive Detached Family Home
- Five Bedrooms, Dressing Room, En-Suites & Family Bathroom
- Five Reception Areas
- Detached Bar & Gym/Home Office

#### PROPERTY SUMMARY

On entering through the electric double gates you are met with a majestic, detached house with ample off road parking and an enclosed front garden with mature hedge and tree borders. This impressive family home offers 4131 sq ft of versatile living accommodation and comprises: hallway, boot room, cloakroom, reception room, drawing room, sitting room leading to home office, 34' handcrafted kitchen/dining/family room with walk-in pantry and utility room on the ground floor. On the first floor are three

bedrooms, the primary suite has a 14' dressing room leading to feature en-suite bathroom. On the second floor are two further bedrooms both with en-suites. The southerly facing terraced garden offers a magnificent selection of family entertainment areas including a sunken and within catchment of both Court Lane and Springfield swim/spa pool on the upper terrace level with steps down Schools (subject to confirmation), early viewing is strongly recommended in order to appreciate not only the separate wet room and 20' sound proofed bar. The current owners have renovated and transformed this family home with meticulous attention to detail and precision

throughout from the original stained glass window in the foyer to the detail and design in the opulent kitchen/dining room. No.176 is situated in a desirable location close to amenities, shopping facilities, commutable road and rail links and within catchment of both Court Lane and Springfield Schools (subject to confirmation), early viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.



#### ENTRANCE

To the front is a high brick retaining wall, lowered kerb leads to twin electric gates with CCTV access leading to a 100' L shaped grey imprinted concrete driveway to front of the property, the garden is enclosed by fence panelling with mature shrubs, evergreens and trees, further parking area leading to false grass lawn, large garden shed, lighting, double wooden gates to left hand side of house to rear garden, main front door with key and coded entrance leading to:

#### FOYER

Coir matted flooring high ceiling with leadlight stained glass panels over, square opening leading to:

#### HALLWAY

16' 0" x 5' 10" (4.88m x 1.78m) Balustrade staircase rising to first floor, panelling to half wall level, large under stairs storage cupboard housing gas and electric meters, herringbone style Karndean flooring, two roll top radiators, doors to primary rooms.

#### BOOT ROOM

9' 2" x 7' 6" (2.79m x 2.29m) Separate door from front aspect, range of low level storage cupboards with Quartz surface, high level shelving seating area, panelling to half wall level, chrome heated radiator.

#### CLOAKROOM

7' 8" x 6' 3" (2.34m x 1.91m) Tiled flooring, panelling to half wall level, architraves, radiator, concealed cistern w.c., double glazed frosted window to side aspect with plantation shutter blinds, plinth to one wall with wash hand basin and black herringbone tiles to wall behind.



#### RECEPTION ROOM

13' 11" x 11' 7" (4.24m x 3.53m) Ornate ceiling rose and coving, door to hallway, panelling to half wall level, two chrome radiators, Karndean flooring, central chimney breast with wood surround fireplace, arched cast iron inlay and coal effect gas fire, double pocket doors leading to kitchen/dining room, full height sliding panelled doors leading to drawing room, door to sitting room.

#### DRAWING ROOM

16' 11" x 14' 7" (5.16m x 4.44m) Double glazed bay window to front aspect with plantation shutter blinds, matching Karndean flooring, ornate ceiling rose and coving, dimmer switches, two stainless steel radiators, central chimney breast with surround fireplace with matching cast iron arched inlay with coal effect gas fire and slate hearth, wall lights.

#### SITTING ROOM

16' 4" x 10' 11" (4.98m x 3.33m) Karndean flooring, full height double glazed doors to front aspect with plantation shutter blinds looking along driveway, ceiling spotlights, chrome radiator, double pocket doors leading to:

#### STUDY

10' 11" x 9' 0" (3.33m x 2.74m) Matching flooring, ceiling spotlights, media wall with cabinets and open shelving with space and wiring for T.V.

#### KITCHEN / DINING / LIVING ROOM

34' 1" overall width x 24' 7" decreasing to 16' 7" at narrowest point (10.39m x 7.49m) Family area: with Apex roof lantern light with ceiling inset spotlights, central fireplace with stone surround, marble hearth and log burner with large glass door, to one wall is a 'Stephen Anthony' designed media wall with cupboards under and open shelving over with automated lighting over, space and wiring for T.V., ceiling speaker system, full height double glazed window overlooking garden, Karndean flooring throughout.

Dining area: Matching flooring, full height double glazed window with sliding door to one end leading to rear garden, looking directly into the reception room and drawing room.

Kitchen: Comprehensive range of handcrafted 'Stephen Anthony' pitch black wall and floor units with Quartz work surface, inset Franke sink unit with drainer to one side and mixer tap, integrated bin drawer, double glazed window to rear aspect overlooking garden, range of glass shelving with lighting over, integrated appliances including Miele oven, fridge, freezer, coffee bar cupboard with range of shelving, mirrored glass splashback, Miele induction hob with extractor fan over and pan drawers under, further Miele oven and hot plate, microwave cooker and warming drawer, matching flooring, central island with matching Quartz surface, breakfast bar to one side and seating for four with cupboards to the other side, air conditioning/heating unit, door to utility room, bracket for wall mounted T.V.

#### WALK-IN PANTRY

11' 1" x 6' 2" (3.38m x 1.88m) Automated lighting, matching Karndean flooring, range of tall handmade cupboards to one wall with space for American style fridge/freezer, matching base units opposite with shelving over, Quartz work surface.



#### UTILITY ROOM

12' 7" x 7' 8" (3.84m x 2.34m) Range of matching handmade floor and drawer units with Quartz surface over, inset Franke 1 1/2 bowl sink unit with mixer and Quooker tap, double glazed window to side aspect with plantation shutter blinds, space and plumbing for washing machine, built-in dishwasher, bin drawer, tall contemporary style chrome radiator, ceiling spotlights.

#### FIRST FLOOR

Split-level balustrade landing doors to primary rooms, roll top radiator, double glazed window to side aspect with Roman blind, wall lights, twin doors with staircase rising to top floor and bedroom 2, large built-in boiler cupboard housing Mega-Flow boiler and tank pump system and Worcester boiler supplying domestic hot water and central (not tested).

#### FEATURE FAMILY BATHROOM

8' 8" x 5' 11" (2.64m x 1.8m) White suite comprising: Free standing claw footed bath with mixer tap and separate shower attachment, vanity surface with wash hand basin and cupboards under, concealed cistern w.c., tiled marble flooring with matching flooring to half wall level, double glazed frosted window to front aspect with Roman blind, ceiling coving and centre light, roll top radiator.

#### BEDROOM 1

14' 7" into bay window x 12' 4" (4.44m x 3.76m) Double glazed bay window to front aspect with plantation shutter blinds and radiator under, picture rail, doors to en-suite and dressing room, T.V. aerial point, door to:

#### EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with drench style hood and separate shower attachment, chrome heated towel rail, vanity surface with wash hand basin and mixer tap, large mirror, tiled flooring, tiled to half wall level, extractor fan, ceiling spotlights.

#### DRESSING ROOM

14' 10" x 10' 11" (4.52m x 3.33m) Large double glazed window to front aspect with plantation shutter blinds and radiator under, built-in handmade floor to ceiling open fronted wardrobes with shelving and hanging rails, shoe drawers, chest of drawers, central island with glass surface and accessory drawers under, seating area, ceiling speakers, doorway leading to:

#### FEATURE EN-SUITE BATHROOM

10' 11" x 10' 9" (3.33m x 3.28m) White suite comprising: P shaped panelled bath with drench style hood over and curved screen, tiled surrounds, wall mounted T.V., concealed cistern w.c. with shelf over, large double glazed frosted window to rear aspect with blind, chrome radiator, concealed drawers, vanity unit with rectangular wash hand basin with mixer tap and cupboards under and recessed lighting over.

#### BEDROOM 5

10' 10" x 8' 0" (3.3m x 2.44m) High level double glazed window to side aspect with blind, radiator, built-in storage cupboard with rails and shelving.

#### BEDROOM / DEN

11' 8" x 10' 8" (3.56m x 3.25m) Chimney breast with cast iron painted fireplace and range of shelving to one side, large built-in storage cupboard with rail and shelving, ceiling coving, two tall built-in wardrobes with sliding mirrored doors, radiator, double glazed window to rear aspect with blind, staircase rising to:

#### BEDROOM 3

11' 7" x 10' 10" (3.53m x 3.3m) Measurements taken from approximately 3'0" off floor level with eaves to front ceiling restricting headroom, ceiling spotlights, double glazed frosted window to side aspect with radiator under, door to:

#### EN-SUITE BATHROOM

White suite comprising: panelled bath with mixer tap and shower attachment, concealed cistern w.c. with shelf over, wash hand basin with mixer tap and mirror over, tiled flooring, eaves to rear ceiling restricting headroom, ceiling spotlights, extractor fan.

#### DRESSING AREA

11' 0" x 7' 0" (3.35m x 2.13m) Double glazed window to side aspect, ceiling coving, tall built-in mirror fronted wardrobes to one wall with hanging space and shelving, square opening leading to:

#### BEDROOM 4

11'3" x 8'3" (3.43m x 2.51m) Double glazed window to side aspect, ceiling spotlights, radiator.

#### TOP FLOOR

Stairs from main landing.

#### BEDROOM 2

21'2" maximum x 17'8" maximum (6.45m x 5.38m) Measurements taken from approximately 2'8" off floor level to rear ceiling restricting headroom. Double glazed dormer window to rear aspect with plantation shutter blinds and far reaching views over roof tops towards the City of Portsmouth in the distance, ceiling spotlights.

Bedroom area with slight eaves to rear ceiling restricting headroom, radiator, range of built-in wardrobes with central dressing table, skylight window with blind, range of storage cupboards, door to:

#### EN-SUITE SHOWER ROOM

6'9" x 5'5" (2.06m x 1.65m) Fully ceramic tiled shower cubicle with curved panelled doors, concealed cistern w.c., corner wash hand basin with mixer tap and cupboards under, eaves to front ceiling restricting headroom, skylight window with blind, tiled flooring.

#### OUTSIDE

Directly to the rear accessible from the dining area is a paved split-level terrace south facing garden with seating areas for 'al-fresco' dining and BBQ area, central steps leading down to lower level, spotlights, composite decking leading up to sunken swim spa pool with Jacuzzi with winter cover over.

#### LOWER TERRACE

Hot tub, access to gym and detached bar.

#### GYM

16' 10" x 9' 7" (5.13m x 2.92m) Twin doors to garden with large windows to either side, air conditioning unit, lighting, power points, store (9'6" x 7'5") attached to side.

#### DETACHED BAR

20' 3" x 12' 1" (6.17m x 3.68m) Sliding double glazed sliding door with full height window to one side leading to garden, further window to side aspect, sliding window to front aspect overlooking garden, Karndean flooring, bracket and wiring for wall mounted T.V., power points, ceiling spotlights, two skylight windows, air conditioning unit.

Bar area: Handmade bar area with Quartz surface with cupboards under to one side and seating to the other, on the back wall is open shelving for bottles, hanging racks for glasses with integrated lighting and distressed mirrored splashbacks, matching cupboards under with matching surface over, three hanging pendants over bar area, wine fridge, circular wash hand basin with mixer tap, range of cupboards and shelving, spotlights with changeable colours. The bar benefits from being insulated and sound proofed.

#### OUTSIDE WET ROOM

7' 8" x 4' 9" (2.34m x 1.45m) Fully tiled to floor and walls, pedestal wash hand basin with mixer tap, low level w.c., window to rear aspect with plantation shutter blind, shower area with drench style hood and separate shower attachment, ceiling spotlights.

#### AGENTS NOTES

Council Tax Band F - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker ([openreach.com](http://openreach.com))

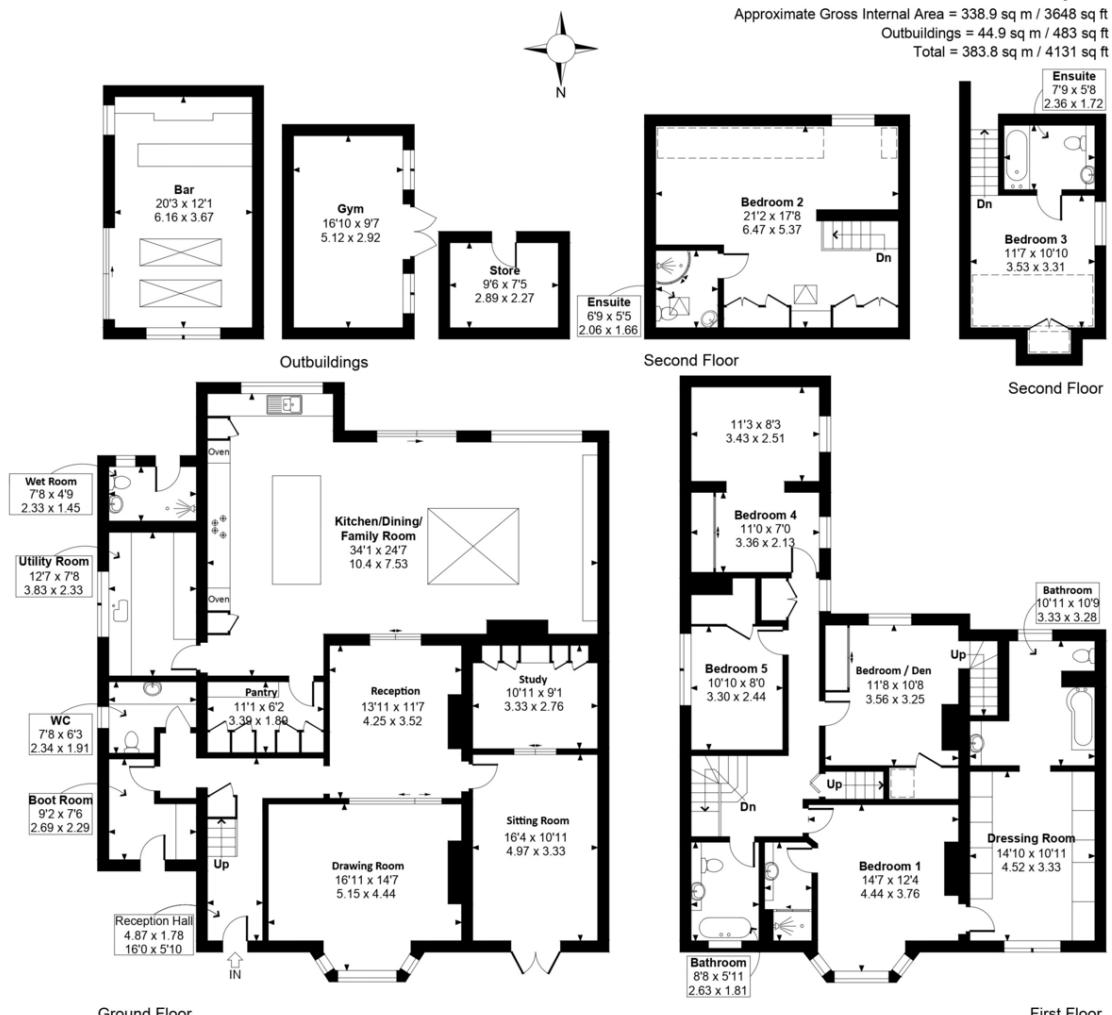
Flood Risk – Refer to - (GOV.UK ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



## Havant Road, Drayton

Approximate Gross Internal Area = 338.9 sq m / 3648 sq ft  
 Outbuildings = 44.9 sq m / 483 sq ft  
 Total = 383.8 sq m / 4131 sq ft



Indicates restricted room height less than 1.5m.

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.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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