



'BEMBRIDGE HOUSE'

32 OSBORN ROAD, FAREHAM, HAMPSHIRE



BEMBRIDGE —HOUSE—

A truly exceptional and unique opportunity to acquire a detached period residence. Located in the centre of the conservation area of the historic market town of Fareham, 'Bembridge House' is a wonderful family home which offers a great deal of character reflecting its historic origins. This Victorian Villa was built in the 1860's and has been a residence for senior Army and Royal Naval officers. The first owner from 1863-1866 was Major Gordon, followed by Captain Carter of the Royal Navy with his family and servants from 1871 until 1887. The extensive residence has two storeys to the front which have distinctive features such as high ceilings, picture rails and extensive period cornicing. The rear of the house consists of three storeys which are the original servants' quarters. Externally 'Bembridge House' has grounds



consisting of a beautifully tree-lined, lawned garden with shrubs and patio affording privacy in a quiet space. The Paved area covers the whole front of the house with a glass roof creating a sheltered Veranda. To the rear is an enclosed sunny garden which leads to four adjoining garages, these are currently used as sizeable workshops



and storage spaces. There is an abundance of off-street parking. The House has had many uses previously including a rest home, it was once divided into five individual flats and for the last 17 years has been a Four Star Guest House making this flexible property ideal for a variety of potential buyers. With accommodation measuring over 5200 square feet the house really must be seen to be appreciated.

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WALK THROUGH ACCOMMODATION

ENTRANCE:

Lowered kerb leading to pillared gateway providing vehicular and pedestrian access for 'Bembridge House' and adjacent cottage. Grade II Listed retaining brick wall and driveway to right hand side of the property, quarry tiled step leading to covered porch area with tiled flooring, main original front door with pull cord bell and furniture with glazed panel over leading to:

VESTIBULE

Coir matting, panelled door with arch glazed panel over, leading to:

HALLWAY / LIBRARY AREA:

Overall measurements 26'2" x 9'8".

Arranged as three separate areas divided by feature original archways, hidden door with bookshelf, (one book controlling the door opening mechanism), leading to dining room, door leading to boot room / outer lobby, balustrade dog leg staircase rising to first floor with feature void ceiling to the centre of the house measuring 21'2" in height maximum, doors leading to primary rooms, power points, feature arch opening leading to library area, radiator with cover over, built in shelving to either side of the chimney breast, ceiling rose, full height sash double glazed bay window to front aspect overlooking garden with shutters and low sill, high skirting boards, telephone point.



SITTING ROOM: 21'3" x 14'0"

Feature full height sash style bay window to front aspect overlooking garden with low sill and shutters, ceiling height approximately 10'6" with twin ceiling roses and coving, central fireplace with marble surround feature arched inlay, slate hearth and living flame coal effect gas fire, two radiators with covers over, recessed area with space for sideboard, wooden panelled door leading to hallway, high skirting boards, power points.



DRAWING ROOM:

24'0" x 18'0" measurements do not include feature bay window.

With sash style windows and central doorway with low sills and shutters overlooking front garden, high ceiling measuring approximately 10'6" in height, twin ceiling roses, coving, picture rail, three radiators with matching covers over, high skirting boards, window to front aspect overlooking garden, power points, panelled door leading to library/hallway, central chimney breast with slate surround fireplace with cast iron inlay and hearth with living flame coal effect gas fire, twin part-glazed doors leading to study, picture rail.

DINING ROOM:

26'4" x 13'2" measurements do not include sash style bay.

Window to side aspect with wooden sill and shutters, steps leading up to hidden doorway providing access to hallway, stripped, stained and painted floorboards, radiator with cover over, wooden panelling to plate rack height, plate rack over, twin wood surround double glazed doors leading to rear garden, door to outer lobby, large built-in storage cupboard with shelving and lighting, high level window to side aspect, ceiling spotlights.

BOOT ROOM / OUTER LOBBY:

10'9" x 9'7" measurements do not include recessed area.

With steps leading up to doorway leading to hallway. Built-in double door storage cupboard with alarm system, stripped, stained and painted floorboards, door leading to rear garden, radiator, twin doors leading to dining room, built-in dresser style unit with low level storage cupboards and storage over, door to basement / cellar, door to:

KITCHEN / BREAKFAST ROOM:

16'10" to front of chimney breast x 14'0".

Feature wood surround double glazed full height five bi-folding doors leading to rear garden with feature glass panel roof over, gloss tiled flooring, brush steel fronted power points, contemporary style tall radiator, controls for under floor heating, door to study, comprehensive range of unit including recessed (into chimney breast), low level pan drawers, 'De Dietrich' twin double ovens with microwave and twin ovens over, to one side are shutter style chrome brush steel style storage cupboards from work surface to ceiling, wooden work surface with inset 'Neff' five ring induction hob with feature 'Elica' extractor fan over, brush steel splash back, 'peninsular' style divide with wooden work surface, curved end and storage cupboards under with central 1½ bowl sink unit with mixer tap, cupboard space and built-in dishwasher under, range of pan drawers and storage cupboards, ceiling spotlights, wired-in fire alarm, tall larder style unit to one side of chimney breast with range of cupboards and integrated fridge with soft close mechanism and touch opening to the other side.



UTILITY ROOM: 6'6" x 4'8"

High level work surface with inset single drainer sink unit and mixer tap, washing machine point, space for tumble dryer, wall mounted 'Worcester' boiler supplying domestic hot water and central heating (not tested), shelving, tiled surrounds, tiled flooring, automated light switch.



STUDY: 10'5" x 8'6"

Wood surround double glazed window to rear aspect overlooking garden, radiator, gloss tiled flooring with underfloor heating, power points, arched opening leading to lobby area with stairs and steps leading to drawing room.

CLOAKROOM:

Close coupled w.c with twin flush, wash hand basin, radiator with cover over, panelling to half wall level, small window to side aspect, extractor fan, exposed and painted brick walls, panelled door.





FIRST FLOOR:

Mezzanine landing with balustrade staircase rising to primary landing, opening leading to inner landing, sash style window to rear aspect with radiator and cover under; balustrade staircase rising to top floor; further radiator; small window to rear aspect, doors to primary rooms, large walk-in linen cupboard with double door storage cupboards.

BEDROOM:

14'6" x 9'1" maximum, decreasing to 7'7" at narrowest point, sash style window to rear aspect overlooking garden, panelled door, power points, arched opening leading to:

En-Suite Shower Room:

Low level w.c. with 'Saniflow' system, pedestal wash hand basin, fully ceramic tiled on three walls, radiator with cover over and shelf, large mirror; 1 1/2 size shower cubicle with panelled door, 'Triton' shower, shaver point.

CLOAKROOM:

Low level w.c., pedestal wash hand basin, ceramic tiled to half wall level, heated towel rail, sash style window to side aspect, panelled door.

BEDROOM:

16'0" x 12'6" increasing to a maximum of 16'4" into recessed study area.

Door to landing, door bathroom, cast iron arched surround fireplace with granite hearth and mantle over; built-in shelving to one side of chimney breast, stripped and stained floorboards, windows to rear aspect with radiator and cover over; recessed study area with central desk and shelving to either side, bracket and wiring for wall mounted T.V, panelled door, power points, door to:

En-Suite Bathroom: 9'4" x 12'5" maximum, decreasing to 9'3".

Recess for door opening, fully ceramic tiled to walls, stripped and stained floorboards, concealed cistern w.c., with storage cupboard over; wall mounted boiler (not tested), window to side aspect, panelled bath with shower screen over and drench style shower and separate control, pedestal wash hand basin with mirror over; shaver point, chrome heated towel rail.

PRIMARY LANDING:

Balustrade, twin radiators with covers over; ceiling rose and coving, doors to primary rooms.



BEDROOM:

19'8" into bay window x 14'0"

Feature sash style window to front aspect overlooking garden, stripped, stained and polished floorboards, radiator with cover over; high ceiling coving, power points, panelled door, square opening leading to dressing area with built-in mirror fronted wardrobes to one wall with hanging space and shelving, door to:

En-Suite Bathroom:

9'2" x 6'6" maximum.

White suite comprising: panelled bath, concealed cistern w.c. with shelves over; pedestal wash hand basin, fully ceramic tiled to one wall, sash style window to side aspect, stripped and stained floorboards, heated towel rail, access to loft space, door to 1 1/2 size shower cubicle with 'Mira' shower, glazed panel with matching door.



PLAYROOM:

15'1" into bay window x 8'6" in front of chimney breast.

Feature sash style window to front aspect overlooking garden, radiator with cover over, high ceiling with coving and picture rail, square opening leading to landing, built-in storage cupboards to either side of chimney breast, power points.

MASTER BEDROOM SUITE:

18'1" x 13'2" measurements do not include large bay window to front aspect.

With sash style windows overlooking front garden, ceiling rose, coving, picture rail, radiator with cover over, power points, panelled door leading to landing, door to:

En-Suite Bathroom:

13'0" x 10'4" decreasing to 8'4"

Corner spa style bath, twin heated towel rails, ceramic tiled to half wall level, pedestal wash hand basin, corner shower cubicle with 'Jetstream' system with curved panelled doors, part tiled flooring, door to:

SEPARATE CLOAKROOM:

Low level w.c, pedestal wash hand basin, bidet, radiator with cover over, mirror fronted storage cupboards, window to side aspect, panelled door, large walk-in wardrobes/storage cupboard with range of shelving and hanging space, twin doors with storage cupboards over.

TOP FLOOR:

Accessed via staircase from inner landing, leading to top floor landing with balustrade, radiator with cover over and window to rear aspect, eaves to ceiling restricting headroom, glazed panelling leading to access to the roof, doors to primary rooms.

BEDROOM:

13'4" x 11'3" measurements do not include recessed area for door opening.

Sash style window, with small window to one side overlooking garden to the rear, radiator with cover over, built-in shelving to one side of chimney breast, cast iron fireplace with arched inlay and wooden mantle, access to loft space, door to:

En-Suite Bathroom:

Corner shower cubicle with 'Triton' shower, pedestal wash hand basin, low level w.c, ceramic tiled surrounds, extractor fan and light, access to loft space, panelled door.

En-Suite Bathroom: 14'0" x 9'4"

Jack and Jill doors to bedroom and landing, free standing double ended roll top bath with central mixer tap, close coupled w.c with twin flush, bidet, contemporary style wall mounted wash hand basin with wall mounted taps and large mirror over, ceramic tiled walls, heated towel rail, corner shower cubicle with curved panelled doors, extractor fan, sash style window to side aspect.

BASEMENT / CELLAR: Doors from outer lobby with steps leading down to:

KITCHEN AREA: 13'0" x 9'4" with a ceiling height of 6'3".

Range of floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with cupboard space under, ceramic tiled surround, space for free standing 'Range' style cooker with drawers to one side, extractor hood, fan and light over, range of shelving, fluorescent tube lighting, door to:

**BEDROOM:**

16'1" maximum x 15'0".

Sash style window to rear aspect, eaves to ceiling restricting headroom, twin radiators with covers over, built-in wardrobe with hanging space, access to loft space, window to side aspect, cast iron surround fireplace, door to landing, door to:

STORE / GAMES ROOM: 18'0" x 13'10" with a ceiling height of approximately 6'1".

Small window to side aspect, wired in fire alarm, spotlights, power points.

WINE STORE: 14'0" x 4'6"

Separated by small gateway, ceiling height of approximately 6'3", wall mounted electric consumer box.

Additional Information

Services: Mains gas, water and electric

Local Authority: East Hampshire County Council

Band: G

Postcode: PO16 7DS

Viewing: By prior appointment through Fine and Country Drayton's office on 023 93 277277

OUTSIDE:

To the front is a primary entrance with a lowered kerb leading to brick pillared gateway and plaque depicting house name, retaining brick wall (Grade II Listed) leading to tarmac driveway to right hand side of the property, part brick and flint walls to right hand side, mature avenue of trees with fencing to the left hand side. The driveway leads to the side of the property with the primary main front door accessed via a step and flowering hedge borders, it continues to the rear car parking facility and garaging, (there is a right of way access to 32a The Cobbles, Coach House to rear, which has a separate garage and car parking space). Directly to the front of 'Bembridge House', is a garden measuring approximately 80' in depth x 50' in width, with a retaining wall to front with wooden fencing over, laid to lawn with flowering shrub borders, mature trees, evergreens and bushes. To the left is a brick and flint wall with curved coping stones, to the right is an open fencing, central steps leading to:



COLONIAL VERANDA:

Deep paved patio area with feature wooden pillars with glass roof covering, running approximately 50' in width x 9'2" in depth enclosing three feature double height bay windows, one with a glazed door leading to drawing room.

Directly to the rear of the house, accessible via the outer lobby and kitchen / breakfast room is large shingle garden with privet hedge areas, seating and high retaining stone and flint wall, further trellis style opening leading to further shingled area with twin doors to dining room, raised pergola, patio area and side pedestrian gate. External bin storage area.

GARAGING:

Quadruple detached garage block with four garages all with up and over doors and car parking to the front.



Energy Performance Certificate

Bembridge House, 32 Osborn Road, FAREHAM, PO16 7DS
 Dwelling type: Detached house
 Date of assessment: 10 September 2014
 Date of certificate: 10 September 2014
 Reference number: 0728-2870-7018-9694-6441
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 396 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

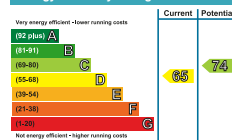
Estimated energy costs of dwelling for 3 years:	£ 8,367
Over 3 years you could save	£ 1,506

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 633 over 3 years	£ 390 over 3 years	
Heating	£ 7,392 over 3 years	£ 6,129 over 3 years	
Hot Water	£ 342 over 3 years	£ 342 over 3 years	
Totals	£ 8,367	£ 6,861	You could save £ 1,506 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 367	
2 Draught proofing	£80 - £120	£ 418	
3 Low energy lighting for all fixed outlets	£135	£ 214	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Directions: Travelling along the M27 motorway in a westerly direction, bear left at Junction 11 onto Eastern Way (A27) take the slip road on the left, proceed under the viaduct taking the third exit into Wallington Way. Take the first exit at the roundabout into Wickham Road then first right into Osborn Road where 'Bembridge House' can be found a short distance along on the right hand side after the bend in the road.

Agent's Note: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.



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