



15 St. Georges Avenue, Warblington, Hampshire, PO9 2RU



A rare and elegant detached family home, which was constructed in 1910, which sympathetically combines the charm of the original house with the benefit of modern day living. The wealth of original features includes fireplaces, a full-width wooden rear veranda, and the servants bell indicator board still fitted in the breakfast room. This striking house with rear south-facing aspect, has well planned accommodation arranged over three floors and features spacious rooms with high ceilings throughout, creating a light and airy living space. The impressive three floor, eight-bedroom accommodation lends itself to use as a large family home, with plenty of room for guests and entertaining too. The third floor is ideally suited for working from home.

The Entrance Lobby, with cloakroom, leads to an L-shaped Hallway, a Dining Room, Sitting Room, Study, and a Kitchen/ Breakfast Room with the original built-in dresser. There is also a Utility Room with Conservatory to the rear. On the first floor there are Four large Bedrooms, two ensuites and a Family Bathroom; on the second floor are a further Four Bedrooms. The property stands in a mature corner plot with south-facing, rear garden.

VIEWING ESSENTIAL

- ELEGANT DETACHED FAMILY HOME WITH ORIGINAL FEATURES
- PRINCIPAL ACCOMMODATION ARRANGED OVER 3 FLOORS
- FOUR RECEPTION ROOMS
- EIGHT LARGE BEDROOMS
- DELIGHTFUL REAR VERANDA OVERLOOKING GARDEN
- SOUTH-FACING, MATURE GARDEN
- DOUBLE GARAGE & AMPLE PARKING

Asking Price
£1,250,000
Freehold





Accommodation

Ground Floor

- Entrance Lobby with Cloakroom
- Hallway
- Dining Room with feature fireplace
- Study with feature fireplace and doors opening onto the veranda.
- Sitting Room with doors opening onto veranda
- Kitchen/Breakfast room
- Utility
- Second Cloakroom
- Conservatory
- Internal door leading to Garage.



First Floor

- Master Bedroom with Ensuite shower room & Fireplace
- Bedroom Two with double aspect windows, built in Wardrobe & Fireplace
- Bedroom Three/Guest room with Ensuite, fireplace and built in wardrobe
- Bedroom Four has built in wardrobe
- Family Bathroom

Second Floor

- Bedroom Five
- Bedroom Six
- Bedroom Seven
- Bedroom Eight
- Attic Room with boilers and water tank, space for storage

External

- Garage and Driveway
- Private enclosed wrap around rear garden
- Shed





Location

The property is located in a favoured residential location, with easy access to road & rail links including A27 & A3, and mainline railway stations at Havant (London-Portsmouth line) and nearby Warblington (South Coast line).

It is also within easy walking distance of the local senior school. Nearby in Havant there is Marks & Spencer, Waitrose and Tesco.

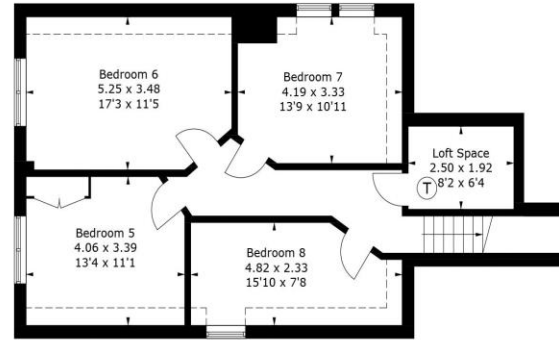
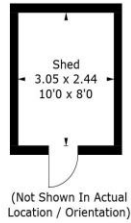
To the south is Chichester Harbour, an Area of Outstanding Natural Beauty, with the South Downs to the north, both are ideal for walks and cycling.



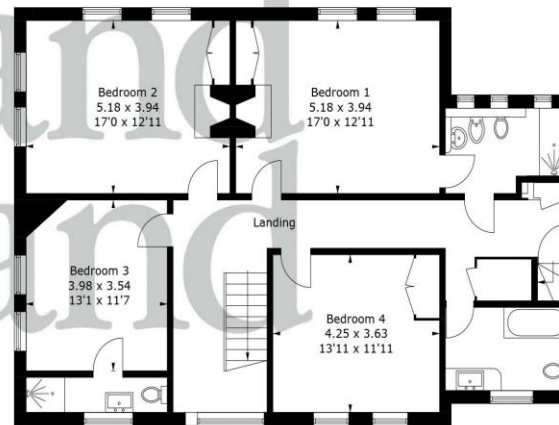


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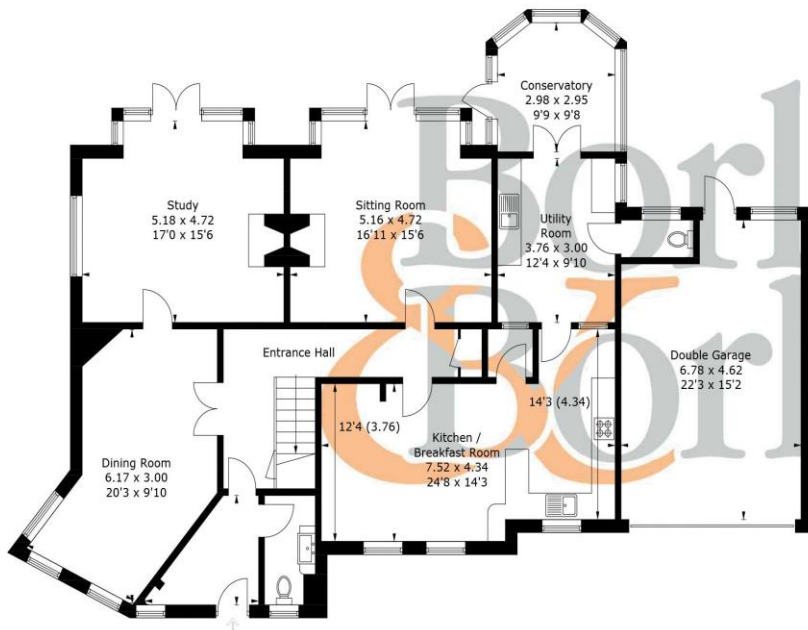
Approximate Gross Internal Area = 336.9 sq m / 3626 sq ft
 Garage & Shed = 37 sq m / 398 sq ft
 Total = 373.9 sq m / 4024 sq ft



Second Floor



First Floor



Ground Floor



Directions
 Sat Nav: PO9 2RU

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID944605)

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