

A rare opportunity to purchase this deceptively spacious Victorian Grade II listed, five bedroom home enjoying a unique and wonderful position backing straight onto Alver Creek. This splendid family home is also located close to Stokes bay seafront & Alverstoke Village.

**The Accommodation Comprises:-**  
Wooden front door to;

**Entrance Hall:-**

Sash window to side elevation, stairs to first floor with under stairs storage cupboard housing meters and consumer unit.

**Lounge:- 17' 11" x 12' 8" (5.46m x 3.86m)**

Two sash windows to front elevation with wooden shutters, open fireplace with marble surround.

**Dining Room:- 12' 9" x 11' 8" (3.88m x 3.55m)**

Sash window to rear elevation, built-in storage cupboards, fireplace with gas burner inset.

**Sitting Room:- 16' 0" x 13' 9" (4.87m x 4.19m)**

Sash windows to front elevation, feature fireplace.

**Kitchen:- 11' 4" x 9' 2" (3.45m x 2.79m)**

Range of fitted units, sash window to side elevation, space for range style oven with extractor hood over, larder cupboard, arch to;

**Breakfast Room:- 12' 1" x 11' 5" (3.68m x 3.48m)**

French doors to rear garden, sash window to side elevation, further window to rear.

**Utility Room:- 13' 6" x 11' 1" (4.11m x 3.38m)**

Space and plumbing for washing machine and tumble dryer, space for further appliances, door to;

**Rear Porch:-**

Door to rear garden.

**Shower Room:-**

Shower cubicle, WC, wash hand basin and window to rear elevation.

**First Floor Landing:-**

**Bedroom One:- 18' 0" x 12' 11" (5.48m x 3.93m)**

Two sash windows to front elevation, built in wardrobes, feature fireplace.

**Bedroom Two:- 13' 9" x 13' 6" (4.19m x 4.11m)**

Sash window to rear elevation, built in wardrobe.

**En Suite:-**

Shower cubicle, WC, wash hand basin, window to side elevation.

**Bedroom Three:- 12' 9" x 11' 9" (3.88m x 3.58m)**

Sash window to rear elevation, built in wardrobes, feature fireplace.

**Bedroom Four:- 11' 11" x 11' 2" (3.63m x 3.40m)**

Sash window to rear elevation, wash hand basin, built in wardrobe.

**Bedroom Five:- 13' 5" x 9' 8" (4.09m x 2.94m)**

Two sash windows to front elevation, feature fireplace.

**Bathroom:-**

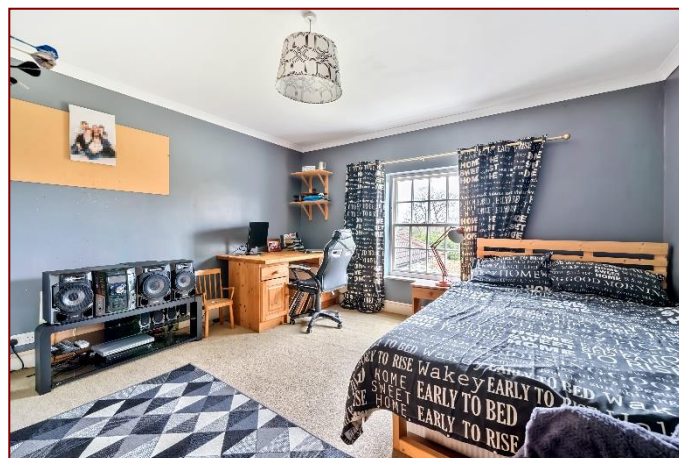
Sash window to side elevation, panelled bath, pedestal wash hand basin, close coupled WC, radiator with towel rail.

**Shower Room:-**

Sash window to front elevation, shower cubicle, wash hand basin, WC, radiator with towel rail.

**Outside:-**

The rear garden is a delightful feature of the home with views of Alver Creek and gated access, well maintained lawn, mature shrubs and trees to borders, large shed and summer house to remain. Side pedestrian access via gate. To the front of the property is gated off road parking for numerous vehicles with lawn and shrubs to borders.



# Clayhall Road, Alverstoke, Gosport, PO12

Approximate Area = 2409 sq ft / 223.8 sq m  
 Outbuildings = 422 sq ft / 39.2 sq m  
 Total = 2831 sq ft / 263 sq m  
 For identification only - Not to scale



Tenure: Freehold

Council Tax Band: F

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1109014

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£795,000

3 Clayhall Road, Alverstoke, Gosport, PO12 2BB

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)