

Enjoying an elevated position in the sought after village of Alverstoke, Stoke House which is approximately 2800sq ft has the advantage of delightful views over Alverstoke Lake. The property is within close proximity of Stokes Bay seafront & village centre with a variety of small shops, the Village Home public house, convenience store and post office as well as retaining the historic St. Marys Church. Gosport town, with its wider range of shops also benefits from ferry links to Portsmouth where the mainline railway station provides a regular services to London Waterloo. This extended property sits back from the road and sits within approximately 0.3 of an acre with deep frontage and double gates providing access onto a sweeping driveway that leads to a detached double garage. The property boasts well proportioned accommodation, with an impressive lounge & master bedroom which takes full advantage of the properties unique outlook.

The Accommodation Comprises

Front door to:

Entrance Hall

Built-in cupboard with hanging rail and shelf, radiator, wooden flooring, twin glazed door leading to inner hallway.

Inner Hall

Twin doors leading to outer lobby, balustrade staircase rising to first floor with feature double glazed window to rear elevation, understairs storage cupboard, two radiators, wooden flooring, controls for central heating, ceiling coving, square opening leading to kitchen.

Lounge 20' 0" x 17' 10" (6.09m x 5.43m)

Twin double glazed doors with full height windows to either side leading to front garden, raised terrace and with views over Alverstoke Lake, double glazed windows to side elevations, fireplace with stone surround, two radiators, twin glazed doors leading to hallway, ceiling coving.

Kitchen/Breakfast Room 16' 5" x 14' 6" (5.00m x 4.42m)

Fitted with a range of base cupboards, matching eye level units and display units, granite work surface and splashback, tiling to walls, range of shelving with central book shelf, tall pull out larder style unit, eye level double oven and grill, double glazed window to side elevation, space for free standing gas oven, wine rack, twin double glazed doors, full height windows to either side leading to rear garden, single drainer sink unit with mixer tap, square opening leading to utility room, recess with warm air heater.

Utility Room 10' 8" x 6' 11" (3.25m x 2.11m)

Fitted with a range of base units, work surface, single drainer stainless steel sink unit with mixer tap, washing machine point, space for tumble dryer, built-in cupboard housing boiler supplying domestic hot water and central heating (not tested), range of shelves, door to rear garden, space for fridge/freezer, glass block borrowed light to cloakroom.

Dining Room 12' 8" x 10' 11" (3.86m x 3.32m)

Double glazed windows to side elevation, radiator, wooden flooring, ceiling coving, double glazed twin doors leading to:

Garden Room 12' 8" x 8' 10" (3.86m x 2.69m)

Wood laminate flooring, twin double glazed doors with full height windows to either side leading to raised terrace and overlooking the Lake, arched topped window to side elevation.

Study/Bedroom Four 14' 2" x 11' 10" (4.31m x 3.60m)

Double glazed window to side and rear elevation, wooden flooring, radiator.

Cloakroom

Low level close coupled W.C., pedestal wash hand basin, ceramic tiled flooring, tiled surrounds, glass block borrowed light to utility room, extractor fan.

Landing

Full height double glazed window to rear elevation overlooking garden, range of low level built-in storage cupboards with work surface over, built-in airing cupboard with hot water cylinder, access to large loft space.

Bedroom One 23' 5" x 17' 9" maximum (7.13m x 5.41m)

Arranged as two separate areas.

Bedroom Area

Door to en suite bathroom, range of floor to ceiling built-in wardrobes to one wall with hanging space, shelving and high level storage cupboards over, double radiator, textured ceiling with coving, double glazed window to side elevation, square opening leading to:

Viewing Area

Double glazed windows to side elevations, central bi-folding doors with railing balcony overlooking garden, Alverstoke Lake & village.

En Suite

Wooden panelled bath with mixer tap and shower attachment, storage cupboard, fully ceramic tiled to walls, tiled flooring, heated towel rail, radiator, double glazed high level frosted window to front elevation, low level close coupled W.C., bidet, wash hand basin set in vanity unit with mixer tap, shaver point with light over.

Bedroom Two 15' 2" x 12' 8" (4.62m x 3.86m)

Double glazed windows to side and rear elevations overlooking garden, radiator, folding doors leading to dressing room, twin glazed doors leading to walk-in wardrobe.

Dressing Area 12' 8" x 8' 8" (3.86m x 2.64m) maximum measurements

Double glazed dormer window to front elevation with views over front garden and Lake, radiator, recessed storage areas with hanging rail and shelving, bi-folding doors to bedroom.



Little Anglesey Road, Alverstoke, Gosport, PO12

Bedroom Three 14' 1" x 12' 2" (4.29m x 3.71m)

Double glazed windows to side and rear elevations, radiator, ceiling coving, vanity unit with wash hand basin, tiled splashback and cupboards under.

Shower Room

Fully ceramic tiled to floor and walls, double glazed frosted window to rear elevation, pedestal wash hand basin with mixer tap, mirror and lighting over, heated towel rail, radiator, walk in shower with wall mounted controls, drench style hood, separate shower attachment and drying area to one end, low level close coupled W.C., tiled flooring.

Outside

To the rear is an enclosed garden with fencing panelling on both sides, rockery and seating areas, greenhouse, brick trellis divide leading to rear garden with shrubs, evergreens and bushes, second greenhouse, patio areas.

Double Garage 24' 1" x 20' 9" (7.34m x 6.32m)

Twin up and over doors, one remote controlled, lighting, power points, door to rear garden, windows to side and rear elevation.

General Information

Construction - Traditional

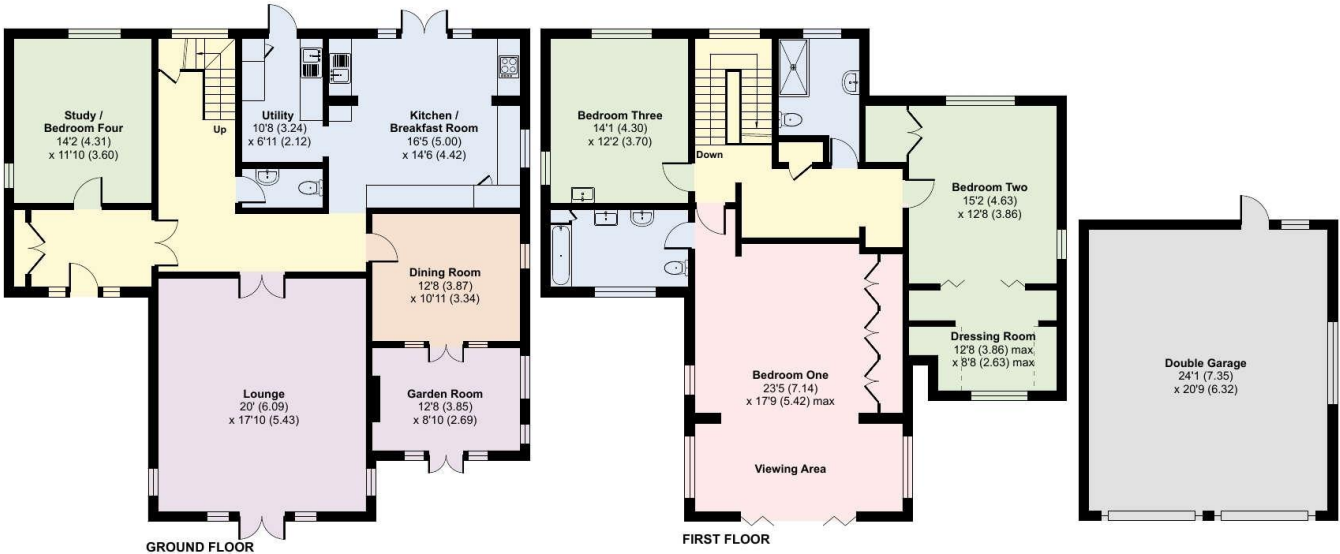
Water Supply - Portsmouth Water

Electric Supply - TBC

Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via

<https://checker.ofcom.org.uk/>



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

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£877,100

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