

'Windbrake House' is a stunning five/six bedroom detached residence located in one of Alverstokes' most desirable locations and positioned one road back from the seafront, enjoying Solent glimpses from the front elevation. This stylish home has been tastefully modernised and refurbished by the current owners who have created a magnificent single or multigenerational dwelling. The property has also been run as a successful B&B, with many of the bedrooms providing en-suite facilities. The house is set back from the road and approached via double opening gates onto a large driveway with garaging. The established enclosed garden provides a large lawned area and covered seating area which is ideal for alfresco dining.

The Accommodation Comprises:-
Solid wood front door to:

Entrance Hall:-
Coved ceiling, wood flooring, inset spotlighting, radiator.

Lounge:- 23' 4" (7.10) x 14' 1" (4.30) max
UPVC double glazed bay windows to front and side elevations, wood flooring, modern log burner, two radiators, glazed door to:

Conservatory:- 12' 6" (3.82) x 12' 6" (3.81)
Glass roof, UPVC double glazed windows and double opening doors to garden.

Dining Room:- 14' 6" (4.42) into bay x 10' 6" (3.21) max
UPVC double glazed windows to front elevation, wood flooring, feature fireplace, storage cupboards and shelving into alcove, radiator.

Kitchen/ Dining Room:- 26' 11" (8.20) max x 13' 1" (4.00) max
UPVC double glazed window to rear elevation, UPVC double glazed bay window to side elevation, inset spotlighting, tiled flooring, under stairs storage cupboard, modern contemporary kitchen with base and eye-level units, Range style oven, integrated fridge and dishwasher, drawer units, one and half bowl single drainer sink unit with mixer tap, underfloor heating in two zones.

Ground Floor Shower Room:-
Close coupled WC, shower recess with rainfall shower head, inset spotlighting, coved ceiling, ladder style radiator.

Study:- 7'7" (2.31) x 7'7" (2.31)
UPVC double glazed window to front elevation with fitted shutters, fitted wardrobes, wooden flooring, coved ceiling, inset spotlighting, radiator, door to kitchen.

Ground Floor Bedroom/Media Room:- 16' 10" (5.12) x 9' 7" (2.92)
UPVC double glazed bay windows to front and side elevations with fitted shutters, coved ceiling, inset spotlighting, wooden flooring, radiator.

Laundry Room:- 9'11 (3.01) x 5'3 (1.61)
Accessed externally.

Utility Room:- 8' 2" (2.50) x 4' 3" (1.30)
Door to outside.

First Floor Landing:-
Coved ceiling, galleried landing with glazed bay window, access to loft space, linen cupboard housing hot water tank.

Bedroom One:- 19' (4.80) max x 14' 1" (4.30) max
Double aspect with UPVC double glazed bay windows to front and side elevations, stained glass window, inset spotlighting, coved ceiling, two radiators, door to:

En Suite:-
Inset spotlighting, obscured UPVC double glazed window to side elevation, roll top bath, corner shower cubicle, pedestal wash hand basin with mixer tap, close coupled WC with concealed cistern, ladder style radiator, extractor fan.

Bedroom Two:- 15' 5" (4.70) into bay x 11' 2" (3.40) max
Coved ceiling, inset spotlighting, UPVC double glazed bay window to side elevation, radiator, door to:

En Suite:-
Obscured UPVC double glazed window to rear elevation, pedestal wash hand basin, shower cubicle with main shower and additional rainwater shower head, close coupled WC, large bath with mixer tap and shower attachment, radiator.

Bedroom Three:- 11' (3.36) x 10' 10" (3.30)
UPVC double glazed windows to front elevation with view of the Solent and Isle of Wight, UPVC double glazed window to side elevation, radiator, built-in wardrobe door to:

En Suite:-
Close coupled WC, wash hand basin, corner shower cubicle with main shower, inset spotlighting, extractor, tiled flooring.

Bedroom Four:- 13' 1" (4.00) x 10' 6" (3.20)
Coved ceiling, double aspect with UPVC double glazed windows to front and side elevations, stained glass window, radiator.

Bedroom Five:- 9' 6" (2.90) x 8' 10" (2.70)
UPVC double glazed window to rear elevation, shutters, built-in wardrobe, radiator.

Family Bathroom:-
Three obscured UPVC double glazed windows to rear elevation, inset spotlighting, roll top bath, wash hand basin set in vanity drawer unit, shower cubicle with one-way mirrored glass, shower attachment, mains shower with additional rainwater shower head.



Outside:-

The propetty enjoys a private corner position with double opening gates providing access to a large driveway and garage. The main garden is to the south side of the property, enclosed by mature shrubs and bushes, gate providing access to woodland which then leads to the beach, covered seating area ideal for alfresco dining.

General Information

Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply:Mains
Sewerage: Mains sewerage
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: TBC

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