

'Cultra' is set back from the road enjoying secluded gardens and an elevated position, boasting far-reaching views across the Solent & Isle of Wight. Benefitting from five bedrooms and three reception rooms, this wonderful property provides ample accommodation for a family looking to set up home by the sea. The property sits within the prestigious Crescent Road just a stones throw away from Stokes Bay beach and Stanley Park. The area is served by two hotels, The Angelsey Arms Hotel and the Alverbank Hotel, both with restaurants and bars; and a short walk away is Alverstoke village where there are boutique shops, the Village Home public house, a convenience store, restaurant, cafe, post office, hairdressers and schools servicing all ages.

**The Accommodation Comprises:**  
Glazed wooden front door to:

**Entrance Porch:**  
Leaded light window to side garden, tiled flooring.

**Boot Room:**  
Leaded light window, consumer unit to wall.

**Reception Hall:** 17' 10" x 10' 11" (5.43m x 3.32m)  
Coved ceiling, stairs to first floor, radiator, under stairs storage cupboard, additional electric heater.

**Sitting Room:** 19' 6" x 19' 0" (5.94m into bay x 5.79m max)  
UPVC double glazed windows to front and side elevations, window seat with views of the Solent & Isle of Wight, two radiators, gas living flame fireplace with marble surround.

**Drawing Room:** 13' 11" x 20' 11" (4.24m x 6.37m)  
UPVC double glazed windows to side and rear elevations, radiator, living flame gas fire with brick surround, two radiators, door to Conservatory, double opening glazed doors to:

**Formal Dining Room:** 10' 9" x 15' 11" (3.27m x 4.85m)  
Double glazed window to side elevation, radiator, coved ceiling.

**Conservatory:** 11' 0" x 20' 0" (3.35m x 6.09m)  
Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden, delightful views of the Solent and Isle of Wight, tiled flooring.

**Cloakroom:**  
Double glazed window to front elevation, close coupled W.C. with concealed cistern, wash hand basin set in vanity unit, radiator, coved ceiling, quarry tiled flooring.

**Kitchen/Breakfast Room:** 14' 2" x 21' 0" (4.31m x 6.40m)  
UPVC double glazed windows to side elevations, fitted with a range of base cupboards and matching eye level units, roll top worksurface, display cabinet, integrated dishwasher, Aga, fitted seating area, tiled flooring, larder cupboard, door to:

**Lobby:**  
Tiled flooring, door to rear garden.

**Utility Room:** 5' 11" x 7' 8" (1.80m x 2.34m)  
Recess and plumbing for washing machine, single drainer sink unit, floor mounted boiler.

**Landing:**  
Coved ceiling, stained glass window to side elevation, access to loft space.

**Bedroom One:** 14' 0" x 21' 0" (4.26m x 6.40m)  
Double aspect with UPVC double glazed windows to front and side elevation enjoying views over the Solent and Isle of Wight, two radiators, built-in wardrobe, door to:

**En-Suite:**  
Obscured UPVC double glazed window to side elevation, close coupled W.C., wash hand basin set in vanity unit, fitted mirror and lighting, corner shower cubicle with rainfall shower head, bidet, bath with mixer tap, ladder-style radiator, tiled flooring.

**Dressing Room:**  
Range of built-in wardrobes, airing cupboard housing hot water tank, radiator.

**Bedroom Two:** 14' 0" x 19' 0" (4.26m x 5.79m)  
UPVC double glazed windows to front and side elevations enjoying remarkable views over the Solent and Isle of Wight, two radiators, pedestal wash hand basin.

**Bedroom Three:** 19' 1" x 10' 4" (5.81m x 3.15m)  
UPVC double glazed windows to side elevation with views of the Solent and Isle of Wight, radiator, further radiator, built-in wardrobes.

**Bedroom Four:** 10' 5" x 9' 11" (3.17m x 3.02m)  
UPVC double glazed window to side elevation with some views of the Solent, radiator.

**Bedroom Five:** 9' 11" x 9' 0" (3.02m x 2.74m)  
UPVC doubled glazed window to side elevation with some views of the Solent, radiator, built-in wardrobe.





**Family Bathroom:**

Obscured UPVC double glazed window to side elevation, close coupled W.C., pedestal wash hand basin, panelled bath with shower over, radiator incorporating heated towel rail, tiled flooring and walls.

**Store Room: 7' 11" x 8' 5" (2.41m x 2.56m)**

Split level, UPVC double glazed window to side elevation, range of built-in storage cupboards.

**Double Garage: 19' 9" x 18' 11" (6.0 max x 5.76m) max**

Garage with light and power, remote control twin doors.

**Outside:**

The property is set back from the road and approached via a long, gated driveway with parking and turning area near to the house. The main garden is laid to lawn with an attractive pathway meandering through the delightful and mature shrubs and trees. There is a further garden to the south side of the house that wraps around to the east with secluded sunken seating areas surrounded by attractive shrubs and bushes.

**General Information**

Construction: Traditional

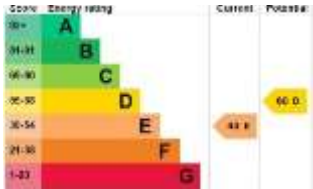
Water Supply: Portsmouth Water

Electric Supply:TBC

Sewerage: Mains sewerage

Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



**Tenure: Freehold**

**Council Tax Band: G**



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£1,150,000

Crescent Road, Alverstoke, PO12 2DN

\*DRAFT DETAILS\*

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