

Situated in one of Alverstoke's premier roads is this substantial five bedroom detached residence which enjoys a large plot. The property benefits from two reception rooms, kitchen/breakfast room and five first floor bedrooms. Stokes Bay seafront and Alverstoke Village are close by.

The Accommodation Comprises
Glazed front door to:

Entrance Hall
Stairs to first floor, wood flooring, under stairs storage cupboard.

Cloakroom
Obscured double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, radiator.

Dining Room 17' 0" into bay x 13' 4" maximum (5.18m x 4.06m)
Double glazed bay window to front elevation, gas fireplace, storage and book shelving to alcove, radiator, picture rail, cove ceiling.

Lounge 19' 11" x 14' 5" (6.07m x 4.39m) maximum measurements
Coved ceiling, two double glazed windows to front and side elevations, open fireplace with stone surround and wooden mantle, two radiators, wood flooring, double doors to:

Conservatory 20' 8" x 13' 10" (6.29m x 4.21m) maximum measurements
Windows and double doors to rear garden.

Kitchen/Breakfast Room 21' 0" x 13' 2" (6.40m x 4.01m) maximum measurements
Coved ceiling, inset spotlighting, double glazed window to side elevation, double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, space for table and chairs, double bowl sink and drainer stainless steel unit with mixer tap, space for oven with extractor hood over, integrated fridge/freezer, radiator, door to:

Utility Room
Double glazed window and door to rear garden, radiator, base cupboard units with work surface over, space fridge/freezer, recess and plumbing for washing machine, wall mounted boiler, tiled flooring.

W.C.
Close coupled WC, wash hand basin, obscured double glazed window to side elevation, tile flooring.

Landing
Access to loft space with pull down ladder, double glazed window to side elevation, radiator, airing cupboard.

W.C
Close coupled WC, wash hand basin, obscured window to side elevation.

Bedroom One 18' 5" into bay x 13' 3" maximum (5.61m x 4.04m)
Double glazed bay window to front elevation, radiator, laminate flooring, coved ceiling.

Bedroom Two 13' 5" x 13' 0" (4.09m x 3.96m) maximum measurements
Coved ceiling, double glazed window to rear elevation, radiator, door to:

En Suite
Close coupled WC, pedestal wash hand basin, double shower cubicle with electric shower, inset spotlighting, ladder style radiator, tiled flooring, extractor fan.

Bedroom Three 14' 11" x 11' 9" (4.54m x 3.58m) maximum measurements
Double glazed windows to front and side elevations, coved ceiling, built-in wardrobes, drawer units and dressing table, pedestal wash hand basin.

Bedroom Four 11' 1" x 8' 0" (3.38m x 2.44m) maximum measurements
Double glazed window to rear elevation, radiator, corner wash hand basin.

Bedroom Five 9' 8" x 8' 1" (2.94m x 2.46m) maximum measurements
Double glazed window to rear elevation, radiator, wash hand basin.

Wet Room
Pedestal wash hand basin, ladder style radiator, obscured double glazed window to side elevation, shower with additional rainfall and further hand held shower head, floor drainage, tiled flooring, extractor fan.

Outside
The extensive rear garden is primarily laid to lawn with mature shrubs and trees, summer house with power and light connected, patio area, access to garage. To the front of the property there is a further garden which is laid to lawn and enclosed by mature hedging and shrubs, pathway leading to front door, long driveway leading to carport & garage.

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



Fenwicks
THE INDEPENDENT ESTATE AGENT

Western Way, Alverstoke, Gosport, PO12

Approximate Area = 2249 sq ft / 208.9 sq m (excludes carport & garage)
Limited Use Area(s) = 33 sq ft / 3 sq m
Total = 2282 sq ft / 211.9 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1200902

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