

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 Accomodation 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 pedestrain access via gate. To the front of the property is gated off road parking for numerous vehicles with lawn and shrubs to borders.

**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>





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

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

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\*DRAFT DETAILS\*

£775,000  
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