

An exciting and rare opportunity to acquire this elegant Regency home situated in one the most historic and sought-after roads in Alverstoke. Dating to circa 1827, the extensive accommodation spans over four floors and has been refurbished and extended by the current owner. This truly outstanding and spacious home enjoys a mix of traditional and contemporary design which is complimented by well-manicured gardens and ample parking.

The surrounding area is of historical significance and the property sits within the prestigious Crescent Road with its impressive Regency Terrace and 18th Century Crescent Gardens.

The Accommodation Comprises:

Solid wood front door to:

Entrance Hall

High ceilings with ornate cornices, central ceiling light with additional inset spotlights, picture rail, wood flooring, two radiators, sash window fitted with original period shutters to side elevation, stairs to first floor and to lower ground floor.

Drawing Room 23' 7" x 16' 0" (7.18m x 4.87m)

Double aspect with sash windows fitted with original period shutters to front and side elevations, ceiling roses and ornate cornices, picture rail, three vertical radiators, original marble fireplace surround with gas fire inset, oak flooring.

Formal Dining Room 17' 11" x 16' 0" (5.46m x 4.87m)

Two sash windows fitted with original period shutters overlooking the garden, ceiling roses and ornate cornices, picture rail, marble fireplace with gas fire inset, two vertical radiators, oak flooring.

Kitchen/Family Room 24' 1" x 19' 10" (7.34m x 6.04m)

An impressive, light and spacious room with five sash windows fitted with plantation-style shutters, French-style doors leading out to the garden, roof lantern providing downward natural light onto a central island unit which incorporates a breakfast bar and inset sink unit with Quooker boiling water tap and built-in AEG dishwasher below, a range of contemporary base cupboards and matching eye level units, Wharf work surfaces, three AEG ovens including steam oven and combination microwave oven, patinised copper splashbacks, separate full height AEG fridge and freezer, two pendant lights and inset spotlights, two radiators (one vertical and one with blackboard panel), limed wood effect vinyl flooring, walk-in pantry with shelving and stainless steel sink unit with drainer.

Cloakroom

Wash hand basin and W.C.

First Floor Landing Stairs to Second Floor

Bedroom One 24' 1" x 16' 1" (7.34m x 4.90m)

Sash windows fitted with plantation-style shutters to front elevation, mirrored vertical radiator and two further vertical radiators, feature fireplace with gas fire inset, oak wood flooring, picture rail, ceiling rose and cornices, walk-in wardrobe with hanging rail and shelving, door to:

En-Suite

Sash windows fitted with plantation-style shutters to front and rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit with drawers, bidet, wall mounted mirror with lighting, inset spotlights, extractor fan, white vertical radiator, bath with mixer tap and shower attachment.

Bedroom Two 18' 3" x 12' 7" (5.56m x 3.83m)

Sash windows fitted with plantation-style shutters to rear elevation, feature fireplace, cornices, picture rail, inset spotlights, mirror fronted vertical radiator, door to:

En-Suite

Wash hand basin set in vanity unit, close coupled WC with concealed cistern, picture rail, fitted mirror, shower cubicle with mains shower and additional rainfall shower head.

Second Floor Landing

Bedroom Three 22' 11" x 16' 0" (6.98m x 4.87m)

Two windows to front elevation with views of the Solent and Isle of Wight, two vertical radiators, inset spotlights, gas fireplace, walk-in storage cupboard with shelving and lighting.

Bedroom Four 15' 9" x 15' 5" (4.80m x 4.70m)

Velux window, two casement windows fitted with plantation-style shutters to rear elevation, two vertical radiators - one mirror fronted, feature cast-iron fireplace, inset spotlights, access hatch to eaves storage.

Bathroom

Window fitted with plantatation-style shutters to rear elevation, double shower cubicle with mains shower and additional rainfall shower head, close coupled WC with concealed cistern, wash hand basin set in vanity drawer unit, vertical radiator, mirror fitted to wall with shelf.

Lower Ground Floor:

Original pantry with slate shelves, Plant Room housing boiler, cupboard housing water tank, wine cellar, original flagstone flooring.

Bedroom Five

(original housekeeper's room currently used for storage)

Sash window fitted with original period shutters, three vertical radiators, elm flooring, coving.



Games Room/Bedroom Six (17' 11" x 16' 1" (5.46m x 4.90m)
Feature exposed brick chimney breast with gas fire, two sash windows fitted with original period shutters to rear elevation, flagstone flooring.

Laundry Room 15' 5" x 11' 10" (4.70m x 3.60m)
Sash window fitted with original period shutters to front elevation, plumbing for washing machine, stainless steel sink unit, two white vertical radiators, original cooking range/hearth.

Outside
To the front of the house is a brick wall with wrought-iron railings and double opening wrought-iron gates providing access to a vast gravelled driveway. There is outside lighting and a gate providing access to the rear.

The rear garden is another fine feature of this property with a well-maintained lawn, patio areas and block paved pathways, flower beds, storage shed, large workshop with connected power and light. The property also benefits from hard standing and access from Anglesey Arms Road to the rear.

General Information:
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Sewerage: Mains
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
For Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: G



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DRAFT DETAILS

£1,100,000
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