

This substantial and individual detached residence has been extended and sympathetically renovated by the current owners and is located in one of Alverstone's most desirable roads. Arranged over three floors, the property boasts six bedrooms, four bathrooms and ample living accommodation. The impressive open plan kitchen is a particular feature of the property with bi-folding doors to the garden. The rear garden provides a tranquil space for family living but is also perfect for entertaining with various seating areas and a large lawn. Stokes Bay seafront and Alverstone Village are close by along with popular local schools.

**The Accommodation Comprises:**  
Composite glazed front door to:

**Entrance Porch**

UPVC double glazed windows, original tiled flooring, double opening original glazed doors to:

**Entrance Hall**

Coved ceiling, Amtico patterned flooring, stairway to First Floor with bespoke wine cellar beneath with lighting, glass door and glass sides.

**Sitting Room 16' 7" x 13' 0" (5.05m x 3.96m)**

Double aspect UPVC double glazed windows to front and side elevations, coved ceiling, original woodblock flooring, radiator, feature fireplace with decorative surround and cast-iron inset, tiled hearth.

**Drawing Room 30' 4" x 18' 0" (9.24m x 5.48m)**

UPVC double glazed French-style doors to side garden, UPVC double glazed bi-folding doors to rear garden, coved ceiling, underfloor heating, feature panelled wall providing ideal space for large flat screen TV, built-in surround sound, original Inglenook fireplace with inset stove, tiled hearth and decorative wooden surround and seating, Amtico flooring.

**Kitchen/Breakfast Room 30' 4" x 20' 6" (9.24m x 6.24m)**

Coved ceiling, inset spotlights, bi-folding doors with fitted blind to the rear garden, fitted with a range of contemporary base and eye-level units, inset double sink unit with drinking and soft water supply, under unit lighting, island unit incorporating breakfast bar, integrated dishwasher, pull-out bin unit, two NEFF domino induction hobs and one NEFF domino single burner gas hob with extractor hood over, three integrated NEFF electric self-cleaning ovens, walk-in pantry, recess for American-style fridge/freezer, coffee and cocktail station with wine rack and fridge below, original fitted dresser unit with cupboards, drawers and glass-fronted display cabinet, space for table and chairs, Alexa wall-mounted control panel.

**Utility Room 14' 3" x 6' 6" (4.34m x 1.98m)**

UPVC double glazed windows to front and side elevations, door to side, inset spotlights, access to roof space, base and eye-level units, sink with mixer tap, cupboard housing water softener and stopcock.

**Study 17' 0" x 13' 0" (5.18m x 3.96m)**

UPVC double glazed window to front elevation, air conditioning system, radiator, inset spotlights, cupboard housing meters.

**Cloakroom**

Obscured UPVC double glazed window to front elevation, low level WC, original woodblock flooring, radiator, wash hand basin set in original vanity drawer unit.

**First Floor Landing**

Stairs to second floor, laundry cupboard with plumbing for washing machine and space for tumble dryer, radiators, under-stairs storage.

**Bedroom One 16' 1" x 13' 1" (4.90m x 3.98m)**

Double aspect UPVC double glazed window to front elevation and side elevations, coved ceiling, radiator, air-conditioning system, sliding doors to:

**Dressing Room 9' 10" x 7' 8" (2.99m x 2.34m)**

UPVC double glazed window to front elevation, hanging space and shelving, inset spotlights, tiled flooring.

**En-Suite**

Obscured UPVC double glazed window to side elevation, close coupled WC, modern wash hand basin set in vanity unit, walk-in shower with additional rainfall shower head, ladder-style radiator.

**Bedroom Two 15' 7" x 13' 1" (4.75m x 3.98m)**

UPVC double glazed window to front elevation, coved ceiling, range of built-in wardrobes with mirror-fronted sliding doors, radiator.

**Bedroom Three 13' 1" x 12' 9" (3.98m x 3.88m)**

UPVC double glazed window to side and rear elevations, coved ceiling, radiator, door to:

**En-Suite**

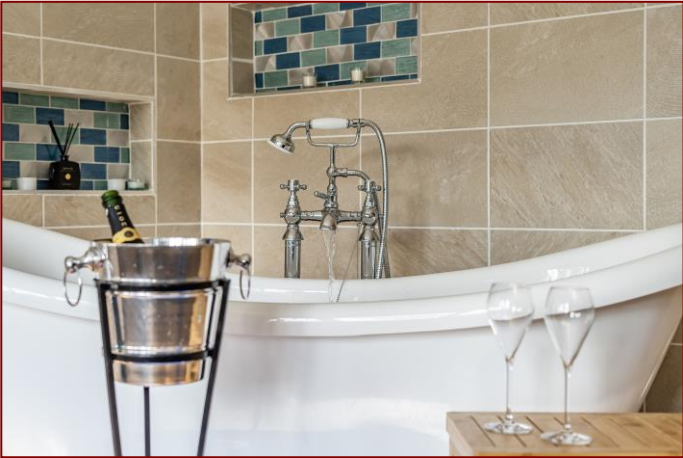
UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with mains shower, ladder-style radiator.

**Family Bathroom**

UPVC double glazed window to rear elevation, ornate coving, inset spotlights, twin wash hand basin set in vanity unit with cupboards and drawer units, tiled walls, Amtico flooring, underfloor heating, close coupled WC with concealed cistern, free-standing bath with mixer tap and shower attachment, inset shelving, mirrors and lights.

**Second Floor Landing**

Galleried landing with roof light providing natural light down through each floor, radiator, coved ceiling, inset spotlights, plant room with water tanks, boiler, access to eaves storage.





**Bedroom Four 12' 4" x 8' 2" (3.76m x 2.49m)**  
Velux window, radiator.

**Bedroom Five 14' 2" x 9' 6" (4.31m x 2.89m)**  
Velux windows to front elevation, inset spotlights, radiator.

**Bedroom Six 11' 0" x 8' 6" (3.35m x 2.59m)**  
Velux window, radiator.

**Shower Room**  
Velux window, close coupled WC with concealed cistern, wash hand basin, corner shower cubicle, inset spotlights, extractor fan, ladder-style radiator, tiled walls.

**Outside**  
In & Out driveway with access from Bury Hall Lane and The Avenue entrance which has a remote controlled gate. The gravelled driveway provides ample off-road parking and is surrounded by hedging, access to both sides of the house via gates. The rear garden is a truly delightful feature of the home with substantial lawn, a superb variety of trees and fruit trees, large patio, wooden framed gazebo with tiled pitch roof, power, light and heaters connected, a fine array of flowers and shrubs to borders, additional workshop/store with power and light, double opening gates to the rear end of the garden accessed from Bury Hall Lane (currently no dropped kerb provided).

**Double Garage**  
Remote controlled vehicular door and separate courtesy door, power and light connected, four post automatic car lift.



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\*DRAFT DETAILS\*

£1,150,000  
The Avenue, Alverstoke, Gosport, PO12 2JR

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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