

A rare opportunity to purchase this Grade II listed semi detached Regency cottage with origins dating back to the 1820's. Situated in a sought after location overlooking Alverstoke Lake, the property enjoys glorious views across the water. The property has driveway parking for several cars, to the rear is a delightful enclosed garden. Offered for sale with no forward chain.

The Accommodation Comprises
Solid wood glazed front door to:

Entrance Hall

Coved ceiling, stairs to first floor, borehole style window to living room, cupboard with coat hooks and electric meter and consume unit.

Lounge 24' 2" max x 13' 1" narrowing to 8' 10" (7.36m x 3.98m)

L-shaped room with sash window to front elevation enjoying views over Alverstoke Lake, feature cast-iron fireplace with living flame gas fire and marble hearth, two radiators, double opening glazed doors to:

Kitchen/Dining Room 27' 0" max x 13' 5" narrowing to 7' 5" (8.22m x 4.09m)

Two windows to rear elevation overlooking rear garden, two radiators, roof light, laminate flooring, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, Range style oven, stainless steel sink unit with mixer tap, wall mounted boiler, recess and plumbing for dishwasher, double opening glazed doors to:

Sun Room 14' 3" x 8' 11" (4.34m x 2.72m)

UPVC double glazed windows and double opening doors to rear garden, radiator.

Cloakroom

In two parts with the WC access through a further door with roof light, modern wash hand basin.

Utility Room 8' 11" x 4' 11" (2.72m x 1.50m)

Shelving, plumbing for washing machine, radiator, door to:

Store Room 9' 4" x 8' 3" (2.84m x 2.51m)

Door and window to front elevation.

Landing

Window to side elevation, radiator, access to loft space, split level landing.

Bedroom One 14' 2" x 12' 11" (4.31m x 3.93m)

Sash window to front elevation enjoying views over the lake, feature fireplace with tiled hearth, radiator, coved ceiling, door to:

Dressing Room 8' 10" x 4' 9" (2.69m x 1.45m)

Hanging space and shelving, glazed door leading to:

En Suite 8' 8" x 4' 9" (2.64m x 1.45m)

Close coupled WC, wash hand basin, shower cubicle with main shower, coved ceiling, inset spotlighting.

Bedroom Two 10' 10" x 8' 8" (3.30m x 2.64m)

Coved ceiling, Sash window to front elevation enjoying views over the lake, radiator.

Bathroom

Close coupled WC, roll top bath shower cubicle with main shower, obscured double glazed window to rear elevation, pedestal wash hand basin.

Bedroom Three 17' 3" x 7' 4" (5.25m x 2.23m)

Double glazed windows to rear and side elevations, radiator, access to roof space, storage cupboard with shelving.

Outside

The rear garden is enclosed by wood panelled fencing and primarily laid to lawn with a fine array shrubs and bushes to borders, patio area, rear end of the garden accommodates a storage shed. To the front of the property there is off-road parking.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

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>





Tenure: Freehold

Council Tax Band: E

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DRAFT DETAILS

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