

An imposing and individual detached residence situated in a sought after and convenient location within Lee on the Solent. The property was built by renowned local builder John Hunt for the More family in 1923, the current owners have refurbished and modernised the accommodation with the open plan kitchen/family room being a particularly attractive feature of the property. The surrounding established gardens complement this elegant home. The High Street and seafront are within walking distance along with other useful facilities.

**The Accommodation Comprises**

UPVC double glazed windows and double opening doors to:

**Entrance Porch:-**

Tiled flooring, solid wood glazed front door and glazed side panels to:

**Imposing Reception Hall:-**

Wood flooring, stairs to first floor, radiator, under stairs storage cloaks cupboard with alarm system.

**Drawing Room:- 17' 3" x 12' 9" (5.25m x 3.88m)**

UPVC double glazed windows to front and side elevation, three radiators, open fireplace with attractive marble surround and hearth, wood flooring.

**Lounge:- 12' 0" x 11' 11" (3.65m x 3.63m) plus bay**

UPVC double glazed windows to front and side elevations, feature fireplace with tiled hearth and decorative tiled inset, wooden surround, window seat to bay, radiator.

**Study:- 12' 0" x 10' 5" (3.65m x 3.17m) plus bay**

UPVC double glazed bay window with French style doors to side garden, radiator, wall mounted electric fire, storage cupboard to alcove radiator.

**Dining Room:- 13' 2" x 10' 4" (4.01m x 3.15m)**

UPVC double glazed windows to side and rear elevations, radiator, laminate flooring, two radiators.

**Cloakroom:- 4' 7" x 4' 2" (1.40m x 1.27m)**

Close coupled WC, wash hand basin, ladder style radiator.

**Utility Room:- 7' 8" x 4' 2" (2.34m x 1.27m)**

UPVC double glazed obscured window to side elevation, radiator, base cupboards units Quartz work surface, one and a half bowl sink unit with mixer tap, plumbing for washing machine.

**Kitchen/ Breakfast/ Family Room:- 22' 2" x 16' 2" (6.75m x 4.92m)**

UPVC double glazed windows and double opening doors to garden, four radiators, roof lantern, inset LED spotlighting. Fitted with a modern range of base and eye level units and island unit, Quartz work surfaces, inset drawer and cupboards, two integrated electric ovens, two integrated microwaves, two dishwashers, induction hob, inset one half bowl sink unit with mixer tap.

**First Floor Landing:-**

UPVC double glazed window to rear elevation on the half landing, stairway to second floor, radiator, storage cupboards.

**Bedroom One:- 17' 4" x 12' 0" (5.28m x 3.65m) maximum measurement (including dressing area)**

UPVC double glazed bay window to front elevation, radiator, walk in wardrobe with further UPVC double glazed window to front elevation, radiator, hanging space.

**Walk in Wardrobe:- 7' 0" x 4' 11" (2.13m x 1.50m)**

**Dressing Room:- 10' 4" x 6' 5" (3.15m x 1.95m)**

UPVC double glazed window, hanging space, shelving, radiator, door to:

**Bathroom:- 10' 5" x 7' 0" (3.17m x 2.13m)**

UPVC double glazed obscured window to rear elevation, bath, close coupled WC, pedestal wash hand basin, shower cubicle with main shower, ladder style radiator.

**Bedroom Two:- 12' 0" x 10' 9" (3.65m x 3.27m) plus bay**

UPVC double glazed window to front elevation, radiator, feature fireplace with tiled inset, fitted wardrobes to alcoves, radiator, door to:-

**En Suite:- 7' 3" x 5' 9" (2.21m x 1.75m)**

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with main shower, radiator, tiled walls.

**Bedroom Three:- 11' 11" x 10' 5" (3.63m x 3.17m) maximum measurements**

UPVC double glazed bay window to side elevation, feature fireplace, fitted wardrobe to alcove, door to:

**En Suite:- 5' 10" x 3' 7" (1.78m x 1.09m)**

UPVC double glazed fire door, close coupled WC, wash hand basin, shower cubicle with main shower.

**Second Floor Landing:-**

UPVC double glazed window to rear elevation on the half landing, book shelving.

**Bedroom Four:- 13' 3" x 8' 11" (4.04m x 2.72m) plus recess**

UPVC double glazed windows to side and front elevations, wood flooring, access to eaves storage, radiator.

**Bedroom Five:- 10' 2" x 8' 9" (3.10m x 2.66m) plus window recess**

UPVC double glazed window to front elevation, access to eaves storage, cupboard housing boiler, radiator.





**Outside:-**

The property is set within delightful and established gardens, the rear is mainly laid to lawn with a fine array of flowers, shrubs and trees to borders, pedestrian access to both sides, courtesy door to workshop and garage, storage sheds, summerhouse/ office with adjoining veranda, various patio areas ideal for alfresco dining, paths leading to right hand garden with further lawned areas, shrubs and vegetable plots, two water taps, outside power point. The front garden is well maintained with lawned areas, shrubs and mature trees, flower borders, driveway providing off-road parking for numerous vehicles, electric car charging point.

**Detached Garage & Workshop:- 17' 7" x 13' 11" (5.36m x 4.24m)**

Brick build detached garage with workshop, power and light connected, remote controlled vehicular door, courtesy door to garden. Workshop measurements: 13' 11" x 8' 4" (4.24m x 2.54)

**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: G**

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