

This substantial detached house enjoys beautiful views of The Solent & Isle of Wight along with attractive well maintained gardens. The imposing reception hall is a particular feature of the home which leads to two elegant reception rooms, kitchen/breakfast room, utility and sun room. The four well proportioned bedrooms are accompanied by two bathrooms and a dressing room. The house is offered for sale with no forward chain.

The Accommodation Comprises

Double glazed front door to:

Entrance Porch

Stained-glass windows and door to:

Entrance Hall

Stairs to first floor, wood flooring, feature wood burner with decorative surround, under stairs storage cupboard with meters and consumer unit.

Lounge 13' 10" x 13' 0" (4.21m x 3.96m) Plus bay

Double glazed bay window to front elevation, gas fireplace with decorative surround and tiled inset.

Dining Room 15' 11" x 12' 11" (4.85m x 3.93m)

Feature gas burner with tiled hearth and decorative wooden surround, double glazed window to side elevation, wood flooring, windows and double opening doors to:

Sun Room 12' 10" x 4' 7" (3.91m x 1.40m)

Double glazed windows and double opening doors to rear garden.

Kitchen/Breakfast Room 23' 10" x 10' 11" (7.26m x 3.32m) Maximum measurements

Double glazed window to side and rear elevations, space for table and chairs, feature fireplace, kitchen with base cupboards and eye level units, worksurface, stainless steel sink unit with mixer tap, recess and plumbing for dishwasher, gas hob with extractor hood over, integrated double electric oven, space for fridge freezer, door to:

Utility Room 12' 0" x 4' 8" (3.65m x 1.42m)

Double glazed windows and door to rear elevation, base cupboards, space and plumbing for washing machine and tumble dryer, door to:

Cloakroom

Low level WC, wash hand basin, double glazed window to rear elevation.

First Floor Landing

Obscured double glazed window to side elevation.

Bedroom One 13' 11" x 13' 0" (4.24m x 3.96m) Plus bay

Double glazed bay window to front elevation enjoying superb views of The Solent and Isle of Wight, built-in wardrobes, wash hand basin set in vanity unit, door to:

En Suite

Obscured double glazed window to side elevation, close coupled WC, shower cubicle with mains shower.

Bedroom Two 15' 11" x 12' 11" (4.85m x 3.93m)

Double glazed window to rear elevation, wash hand basin set in vanity unit.

Bedroom Three 10' 11" x 9' 10" (3.32m x 2.99m) Maximum measurements

Double glazed window to rear elevation, cupboard housing hot water tank and boiler.

Bedroom Four 13' 8" x 10' 10" (4.16m x 3.30m) Maximum measurements

Double glazed bay window to front elevation enjoying superb views across The Solent and Isle of Wight, built-in fireplace, door to:

Dressing Room 14' 10" x 8' 9" (4.52m x 2.66m)

Double glazed window to rear elevation, feature stained glass window to front elevation.

Bathroom

Close coupled WC, pedestal wash hand basin, bath with mixer tap and shower over, obscured double glazed window to side elevation.

Outside

To the front of the house there is off road parking which leads to an integral garage, garden with shrubs and bushes, enclosed by brick wall and side gate provides access to the rear. The rear garden is truly delightful, primarily laid to lawn with a fine array of flowers and shrubs to borders, patios and covered area to the rear of the garage.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

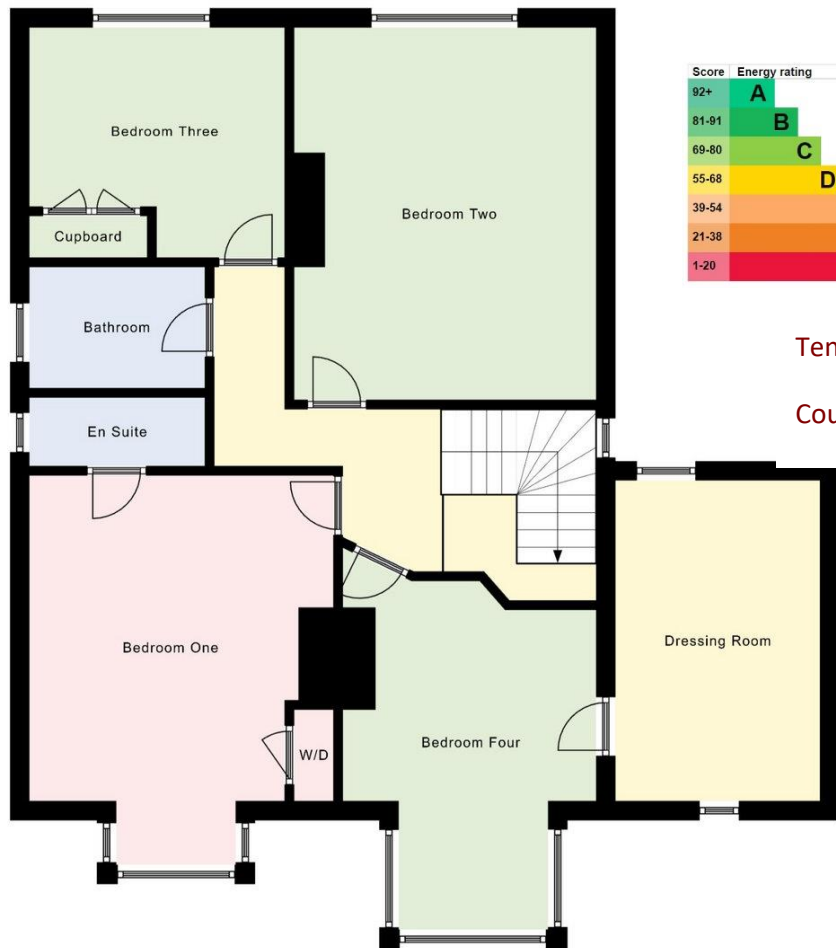
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

flood-risk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 d
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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£799,995

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DRAFT DETAILS

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