

Enjoying views of The Solent and Isle of Wight, this versatile detached four/five bedroom home benefits from three bathrooms, refitted kitchen and conservatory. The established rear garden is of a generous size and accommodates outbuildings to the far end.

**The Accommodation Comprises**

Sliding door to:

**Entrance Porch**

Door to:

**Entrance Hall**

Stairs to first floor, window to front elevation.

**Cloakroom** 4' 6" x 3' 4" (1.37m x 1.02m)

Low level WC, wash hand basin, extractor fan.

**Kitchen** 19' 6" x 7' 7" (5.94m x 2.31m) maximum measurements

Refitted with a range of base cupboards and matching eye level units, worksurface, single drainer sink unit with mixer tap, integrated dishwasher, double eye level electric oven, five ring gas hob, fridge freezer, under unit lighting, obscured window to side elevation, further window and sliding door to:

**Conservatory** 28' 7" x 9' 1" (8.71m x 2.77m) plus cupboards

Polycarbonate roof, windows and double opening doors to rear garden, utility cupboard housing washing machine, storage cupboards with space for tumble dryer and fridge freezer.

**Bedroom Five** 14' 10" x 8' 7" (4.52m x 2.61m) maximum measurements

Window and separate door to front elevation, storage cupboard housing meters, door to:

**En Suite** 6' 5" x 4' 8" (1.95m x 1.42m)

Close coupled WC, shower cubicle with electric shower, pedestal wash hand basin, extractor fan.

**Lounge** 14' 10" x 13' 10" (4.52m x 4.21m)

Window to front elevation, stained-glass window to side elevation, wood burner with stone surround, arch to:

**Dining Area** 11' 5" x 7' 8" (3.48m x 2.34m)

Window and sliding door to conservatory.

**First Floor Landing**

**Bedroom One** 12' 1" x 9' 3" (3.68m x 2.82m) plus wardrobes and door recess

Window to front elevation enjoying views over The Solent and Isle of Wight, built-in wardrobes, drawer units and dressing table, door to:

**En Suite** 8' 10" x 4' 9" (2.69m x 1.45m)

Pedestal wash hand basin, close coupled WC, corner shower cubicle requiring upgrading.

**Bedroom Two** 13' 11" x 8' 1" (4.24m x 2.46m) plus wardrobes and door recess

Window to rear elevation overlooking garden, built in wardrobe with mirror fronted sliding doors.

**Bedroom Three** 12' 0" x 8' 2" (3.65m x 2.49m)

Windows to front and side elevations enjoying views of The Solent and Isle of Wight, access to eaves storage.

**Bedroom Four** 7' 11" x 7' 7" (2.41m x 2.31m) maximum measurements

Window to front elevation enjoying views of The Solent and Isle of Wight, recessed shelving.

**Bathroom** 8' 0" x 7' 7" (2.44m x 2.31m) maximum measurements

Obscured window to rear elevation, corner bath, close coupled WC, pedestal wash hand basin, cupboard housing hot water tank and shelving.

**Outside**

The rear garden is enclosed by fencing with a fine array of flowers, shrubs, mature trees and bushes, decking area, summer house and two 5m x 3m log cabins which could be used as home office/workshop/summer room. The front of the property is laid to block paving providing off road parking.

**General Information**

Construction - Traditional

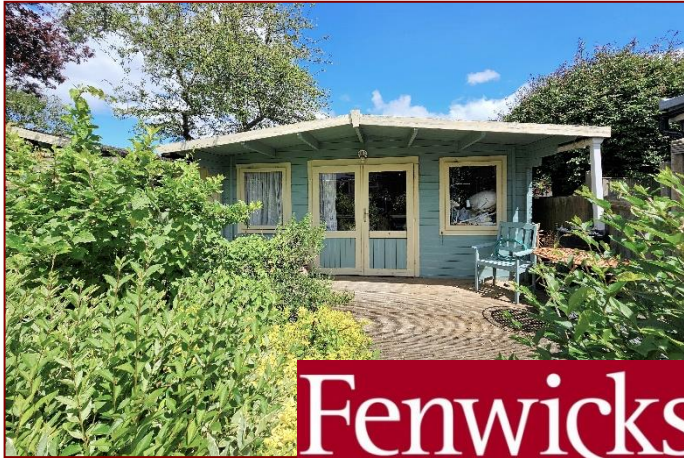
Water Supply - Portsmouth Water

Electric Supply - Mains

Sewerage - Mains sewerage

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>



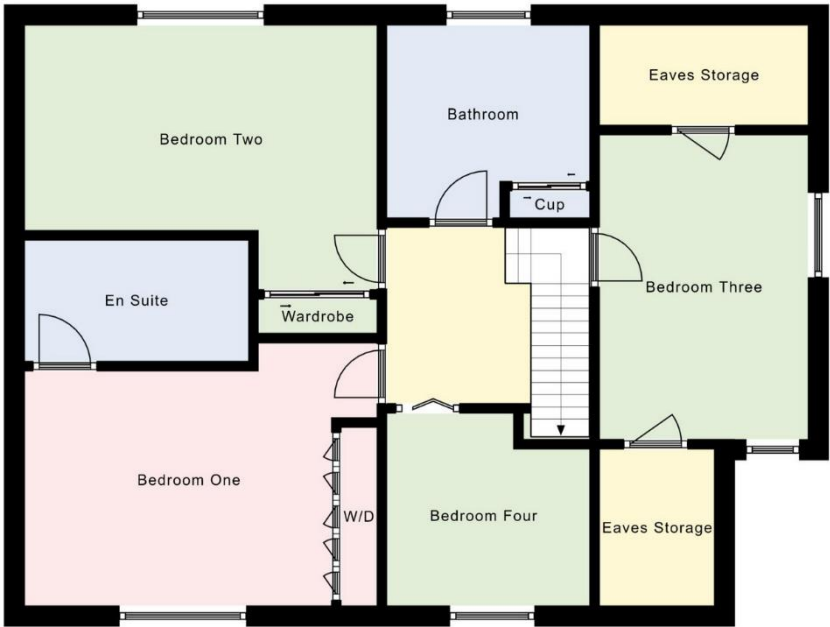




Tenure: Freehold

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£625,000  
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