Fenwicks are delighted to offer for sale this distinctive detached property, occupying an highly sought-after position close to Alverstoke Village.
Set within an generous plot of approximately 0.4 of an acre, the property represents a rare opportunity to acquire a substantial home with considerable scope for enhancement and development, subject to the necessary planning consents.
Properties offering such a significant plot in this location are rarely available, making early viewing highly recommended.

The accommodation Comprises:-
Oak front door, two double glazed windows to:

Entrance Hall:-
Feature porthole window, quarry tiled flooring, stairs to first floor.

Cloakroom:-
Double glazed window, W.C., wash hand basin, radiator.

Lounge:- 18' 8'' x 12' 11'' (5.69m x 3.93m)
Triple aspect windows with double glazed bay window to rear aspect and additional double glazed windows to front and side, wood flooring, original beams and open fire in brick surround.

Family Room:- 12' 8'' x 11' 4'' (3.86m x 3.45m)
Original wood flooring, wood-burning stove, radiator, open plan to conservatory.

Conservatory:- 11' 10'' x 11' 3'' (3.60m x 3.43m)
Double glazed windows, glass roof, doors to garden.

Kitchen:- 16' 9'' x 11' 4'' (5.10m x 3.45m)
Wall and base units with solid wood worktop surfaces, ceramic one and a half bowl sink unit, integrated dishwasher, recess for range-style cooker, integrated fridge freezer, wall-mounted gas central heating boiler housed in cupboard, double glazed window overlooking rear garden, breakfast bar, radiator, walk-in larder with double glazed window, shelving and washing machine plumbing points.

Dining Area:- 18' 0'' x 8' 5'' (5.48m x 2.56m) maximum measurements
Double glazed square bay window with seating under, two radiators, storage cupboard with consumer unit and gas meter, stable door and window to rear garden.

First Floor Landing:-
Two double glazed windows, stairs to second floor.

Bedroom One:- 19' 0'' x 13' 0'' (5.79m x 3.96m) maximum measurements
dual aspect providing double glazed window to front aspect, double glazed bay window to rear elevation, range of built-in wardrobes to one wall, radiator, door to:

En Suite Cloakroom:-
Double glazed window, low flush W.C, wash hand basin.

Bedroom Two:- 13' 10'' x 11' 5'' (4.21m x 3.48m)
Two double glazed windows, wash hand basin and vanity unit, built-in wardrobe.

Bedroom Three:- 15' 5'' x 8' 5'' (4.70m x 2.56m)
Two double glazed windows, two radiators, fitted wardrobe, wash hand basin and vanity unit.

Bedroom Four:- 13' 9'' x 5' 7'' (4.19m x 1.70m)
Double glazed window, built in wardrobes, radiator, built in wardrobes.

Second Floor Landing:-
Skylight window, exposed brickwork feature wall, access to eaves storage.

Room One:- 14' 7'' x 9' 5'' (4.44m x 2.87m) maximum measurements
Two skylight windows, eaves storage space, electric heater.

Room Two:-
Clawfoot freestanding bath, ceramic tiled flooring, W.C, wash hand basin, skylight window, eaves storage space.

Outside:-
Front Garden: Approximately 25 metres in depth by approximately 20.8 metres in width, with a sweeping gravel driveway providing off-road parking for multiple vehicles, leading to a double garage. The majority of the garden is lawned with established shrubs and trees, and a side gate to the rear garden.
Rear Garden: Facing approximately westerly and a particular feature of the property, measuring in excess of 25 metres in depth by approximately 28 metres wide. There is a lawned area, established trees, central flower bed, paved patio, greenhouse, wood store and summer house.

Double Garage:- 21' 3'' x 21' 0'' (6.47m x 6.40m)
Up-and-over door, rear personal door, window to rear garden.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas: Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk

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Tenure: Freehold Council Tax Band: F

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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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The Property Ombudsman

DRAFT DETAILS

£825,000
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