



Westmead | Portsdown Hill Road | Bedhampton | Havant |
Hampshire | PO9 3JU

 FINE & COUNTRY

£2,000,000 - Freehold



Features

- An Impressive Detached Family Home
- Four Bedrooms, En-Suites, Family Bathroom & Shower Room
- Four Reception Rooms
- 27'0 Kitchen/Dining Room

PROPERTY SUMMARY

Primely positioned on the slopes of Portsdown Hill, Westmead is an outstanding example of 1930s Arts & Crafts architecture, marrying the intimacy of cottage living with the scale and refinement of a country house. Approached through private automatic gates, the property immediately reveals its elevated, undulating views and carefully executed period detail at every turn - from finely proportioned windows and crafted joinery to generous reception rooms that capture both light and outlook. Interiors flow with a sense of warmth and dignity, offering a balance of formal entertaining spaces and comfortable

sitting rooms, the elegance is emulated into the well-appointed bedrooms which also benefit from the tranquil setting and far-reaching panoramic views. The enviable, southerly facing mature garden has been thoughtfully designed for both entertaining and relaxation. Sun drenched terraces frame a striking Mediterranean style swimming pool, creating a resort like atmosphere at the heart of the grounds. Beside the pool sits a beautifully equipped pool house, complete with a kitchen, cloakroom, shower and an inviting garden room - perfect for family enjoyment and hosting guests in comfort, from this central oasis, further landscaped gardens unfold, offering tranquillity and peaceful outdoor spaces to be enjoyed throughout the year.

Westmead is ideally located for excellent transport links. Havant Station offers a direct service to London Waterloo in 90 minutes, making this an ideal base for commuters along with two nearby motorway connections putting the rest of the country within easy reach. To the east lies Hayling Island, the South Coast's leisure playground, celebrated for its award-winning sandy beaches and coastline perfect for windsurfing, twelve miles further to the east is the historic city of Chichester, renowned for its boutique shopping and the acclaimed Festival Theatre. Travel a short distance in the opposite direction and you will find Portsmouth, home to the iconic Historic Dockyard, a charming Victorian waterfront, and the vibrant waterside destinations of Gunwharf Quays



ENTRANCE

Feature curved wall with coping stones over leading to a private driveway, automatic remote-controlled gates to tarmac driveway wrapping round to the front of the house. Parking facilities, steps and gateway with feature pillars providing pedestrian access to main garden, to the left-hand side of the driveway is a brick retaining wall and lawned garden with mature shrubs with separate set of steps up to pedestrian gateway, the driveway wraps round to the left hand side of the house and access to the garage, covered porch and door to utility rooms. Solid wood main front door with leadlight frosted panels to either side leading to:

HALLWAY

High ceiling with coving, wooden flooring, two arch openings leading to inner hallway and feature octagonal dining/reception area, double doored cloak cupboard with rail and shelving.

CLOAKROOM

Low level w.c., Neptune oval wash hand basin with granite surround, splashback and cupboards under, spotlight over sink, tiled flooring, frosted leadlight window to front aspect, ceiling coving and spotlight, roll top radiator with chrome heated towel rail.

INNER HALLWAY

17'5" maximum x 8'5" (5.31m x 2.57m) Radiator with cover over, door to kitchen, square opening leading to octagonal dining room/reception area and matching opening to hallway, wooden flooring, original oak balustrade staircase rising to first floor with half landing with leadlight panelled window to front aspect overlooking driveway, feature arched topped door to leading to understairs storage cupboard, gate entry phone system, central heating control switch.

SITTING ROOM

24'6" into bay (18'3") x 13'3" (7.47m x 4.04m) Currently being used as a bedroom, panelling to dado rail level, double radiator, feature bow window to side aspect, window to front aspect, door to hallway, central chimney breast with stone fire surround and hearth, door to:



HOME OFFICE / STUDY

10' 7" x 7' 9" (3.23m x 2.36m) Feature three windows to front aspect overlooking driveway with matching windows to side aspect, radiator, arched topped glazed door, twin doors to:

SHOWER ROOM

Tiled shower area with floor drain away, wash hand basin with cupboards under, mirror over, close coupled w.c., chrome heated towel rail, window to front aspect, tiled flooring.

FEATURE OCTAGONAL DINING ROOM

12' 8" x 12' 6" (3.86m x 3.81m) Wooden flooring, glazed panelled door leading to family room with panelling to either side, twin glazed doors leading to conservatory / sun room, glazed panelled door with panelling to either side leading to drawing room, feature ceiling with coving.

DRAWING ROOM

23' 4" into bay window (17' 11" x 12' 8" (7.11m x 3.86m) Feature curved bow bay window to front aspect with outstanding views over the garden and grounds towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight in the distance, wooden flooring, panelling to walls, ornate ceiling coving, door to kitchen, central chimney breast with panelling and low level cupboards to one side with shelving over, window to side aspect overlooking garden with far reaching views towards the City of Portsmouth in the distance with roll top radiator under, low level media cupboard with shelving, wall lights.

CONSERVATORY / SUN ROOM

11' 1" x 11' 0" (3.38m x 3.35m) Full height double glazed windows with outstanding views over the garden and grounds towards Langstone Harbour and Hayling Island at one angle and the City of Portsmouth, the Solent and Isle of Wight in the distance to the other, tiled flooring, wall uplighters.

KITCHEN / DINING ROOM

34' 2" into bay window (27' 3" x 8' 9" at narrowest point increasing to 10' 0" maximum 10' 0" (10.41m Arranged as two separate areas

Dining room: Wood style flooring, feature bow bay window overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, panelling to dado rail level, roll top radiator, peninsular style divide with curved panelled doors and drawers under with granite work surface and matching splashback.

Kitchen: Comprehensive range of wall and floor units with granite work surface, eye-level Neff double oven and grill with cupboards over and under, under unit lighting, inset Neff induction hob with pan drawers under, integrated AEG dishwasher with matching door, bin drawer, double bowl stainless steel sink unit with granite drainer to one side, curved corner units, frosted leadlight window to side aspect, ceiling spotlights and coving, second roll top radiator, matching flooring to one wall are tall larder style units with pull-out shelving, spice racks and central space and plumbing for American style fridge/freezer, square opening leading to:

INNER LOBBY

Side pedestrian door with window to one side.

UTILITY ROOM

6' 4" x 4' 6" (1.93m x 1.37m) Granite work surface, leadlight frosted window to front aspect overlooking driveway and garden, ceramic tiled to half wall level,

high level shelving, matching flooring, space and plumbing for washing machine and tumble dryer, door to cellar.

BOILER ROOM

Wall mounted Worcester boiler supplying central heating and separate Ideal boiler for hot water, matching flooring, window to side aspect.

WALK-IN PANTRY

6' 4" x 3' 6" (1.93m x 1.07m) Narrow cupboards to one wall with granite work surface, frosted leadlight window to front aspect, high level shelving, gas meter.

CELLAR / BASEMENT

Arranged as two rooms.

ROOM 1

10' 2" x 8' 5" (3.1m x 2.57m) Approximate ceiling height 6' 5" Hot water cylinder and pump system for central heating, tiled flooring, electric meter, door to:

FORMER COAL BUNKER

6' 3" x 4' 10" (1.91m x 1.47m) Approximate ceiling height 6' 5".

FIRST FLOOR

Mezzanine landing with windows to front aspect, staircase rising to:

PRIMARY LANDING

Balustrade overlooking hallway, ceiling coving, roll top radiator, doors to primary rooms, built-in storage cupboard, deep walk-in airing cupboard, frosted leadlight windows to side aspect.

PRIMARY BEDROOM SUITE

Accessed via wide door opening leading to:

FEATURE OCTAGONAL INNER HALLWAY

13' 10" x 13' 10" (4.22m x 4.22m) From the top of the stairs are outstanding views over tree tops towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond, twin wood framed double glazed doors leading to roof terrace, staircase rising to top floor, built-in understairs storage cupboard, recessed arched shelf, ceiling coving door to:

BEDROOM 1

23' 5" into bay window (20' 9" x 14' 6" (7.14m x 4.42m) Feature bow bay window to rear aspect overlooking grounds, swimming pool and over tree tops towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond, panoramic views from the east to the west, window to side aspect with views towards the City of Portsmouth with roll top radiator under, panelling to dado rail level, wall lights, ceiling coving and central rose, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with recessed shelf, ceiling spotlights, extractor fan, wash hand basin with drawers and cupboards under, mirror fronted recessed medicine cabinet, ceiling coving and spotlights, door to:

CLOAKROOM

Concealed cistern w.c. with shelf over, high level storage cupboards, extractor fan, ceiling spotlights.

GUEST SUITE/BEDROOM 2

20' 8" x 14' 8" (6.3m x 4.47m) Feature bow double glazed window to side aspect with outstanding views over tree tops towards the City of Portsmouth and the Isle of Wight in the distance, further double glazed window overlooking garden with views towards Langstone Harbour and Hayling Island beyond, radiator, ceiling coving, wall lights.

WALK-IN WARDROBE

5' 8" x 4' 9" (1.73m x 1.45m) Measurements taken from approximately 30" off floor level with eaves to front ceiling restricting headroom, ceiling spotlights, hanging rail, open shelving, feature arched topped double doored storage cupboard with range of shelving, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with drench style hood and separate shower attachment, frosted window to front aspect, panelling to dado rail level, chrome heated towel rail, concealed cistern w.c. with shelf over, range of drawers, tall storage cupboard, further narrow surface with wash hand basin and cupboards under, ceilings spotlights, vinyl flooring.

BEDROOM 3

27' 6" into bay window (24' 6") x 9' 10" (8.38m x 3m) Currently arranged as a home office. Feature bow double glazed window to rear aspect with outstanding views towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight in the distance, ceiling coving and spotlights, window to side aspect, roll top radiator.

BEDROOM 4

13' 11" x 9' 10" (4.24m x 3m) Feature double glazed bay window to front aspect overlooking driveway and garden, radiator.

FAMILY BATHROOM

White suite comprising: double ended panelled bath with wall mounted controls, recessed shelf to one end, close coupled w.c., Neptune oval wash hand basin and cupboards under, chrome heated towel rail, panelling to dado rail level, frosted glazed window to side aspect.

TOP FLOOR

Accessible from the primary suite, staircase and landing with door to loft storage room with access to storage eaves.

OUTSIDE

To the rear is a mature southerly facing garden with feature curved wall and terrace, store room, side pedestrian gate, the upper terrace is laid to lawn with large patio and railings with steps leading down lower levels. The lawned middle garden has a feature staircase with pathway to one side and fence panelling to the other, raised flower beds, access via twin openings and railings leading down to the swimming pool complex, to the southern end is access between the hedges to compost area and Italian garden which is laid to lawn with a central crossed pathway with shrubs, evergreens and bushes to either side with a further arched topped gate leading to pool, raised patio area with Italian column, to the western end of the garden is enclosed by fencing and mature shrubs, large wooden built garden shed.

SWIMMING POOL

35' 0" maximum x 15' 0" (10.67m x 4.57m) Roman end with steps and rails into pool and further steps at other end, large paved area with central heated swimming pool, further patio areas to either side.

POOL HOUSE

16' 3" x 7' 11" (4.95m x 2.41m) Central room, bi-folding doors to front with electric roller shutter door, non-slip tiled flooring, panelling to walls, ceiling spotlights and coving, storage area with wood block work surface and cupboards under and units over, two with glazed panelled doors and shelving, doorway to one end leading to:

KITCHEN

10' 11" x 7' 6" (3.33m x 2.29m) Door to patio and full height windows to one side, ceiling spotlights, range of matching wall and floor units, inset 1½ bowl stainless steel sink unit with mixer tap, electric cooker, space for American style fridge/freezer, matching flooring, ceiling spotlights.

CLOAKROOM / SHOWER AREA

11' 0" x 3' 8" (3.35m x 1.12m) Square opening leading to further shower area, sink unit with mixer tap, shower area 3' 2" in width with electric shower, extractor fan, ceiling spotlights, tiled flooring, separate cloakroom with restricted use toilet, automated light.

GARDEN WORKSHOP

14' 8" x 8' 8" (4.47m x 2.64m) Wooden built with supporting beams, plastic glazed panelling, overlooking garden, large door to one end, power points.

CELLAR / BASEMENT

Accessed from under the bay window in the dining room is curved door leading to garden cellar.

DETACHED GARAGE

16' 6" x 14' 8" (5.03m x 4.47m) Remote control up and over door, window to side aspect, fluorescent tube lighting, power points.

AGENTS NOTES

Council Tax Band G - Havant Borough Council

Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)

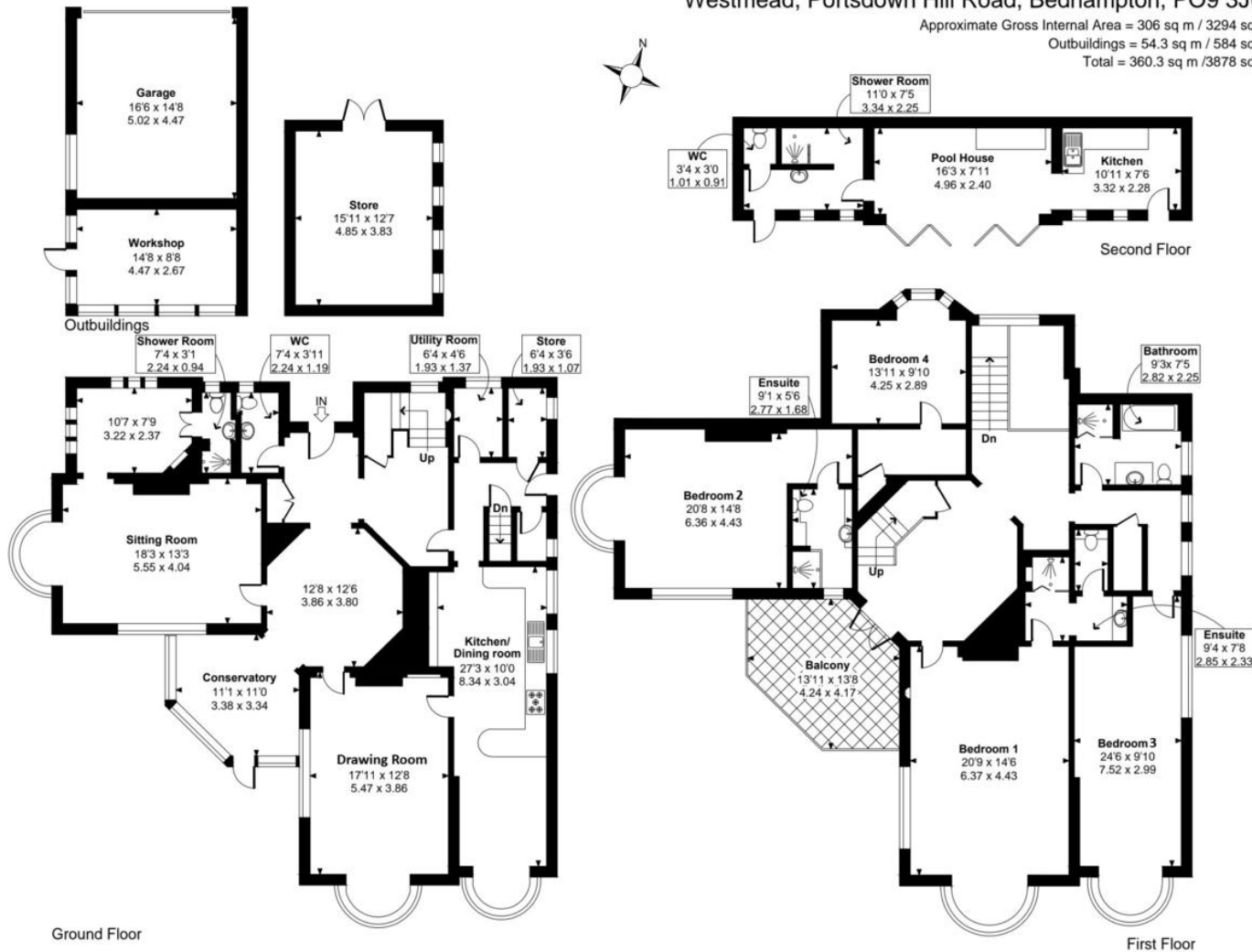
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



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Approximate Gross Internal Area = 306 sq m / 3294 sq ft
Outbuildings = 54.3 sq m / 584 sq ft
Total = 360.3 sq m / 3878 sq ft



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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