

Fenwicks are pleased to offer for sale this exceptional, executive detached house, improved to a high standard and incorporating a heated outdoor swimming pool. There is also a first floor balcony from a superb master suite, offering glimpses towards the Solent and the Isle of Wight.

The Accommodation Comprises:-

Solid oak front door:

Entrance Hall:

Porcelain tiled floor, radiator in cover, stairs to first floor with oak handrails and carpet runner, inset ceiling lighting.

Cloakroom:

'Villeroy & Boch' W.C and wash hand basin on vanity unit, tiled floor, extractor vent, fitted mirrored cabinet with recessed lighting.

Lounge: 17' 2" x 13' 11" (5.23m x 4.24m)

Double glazed bay window to front elevation, wood effect flooring, inset ceiling lighting, storage cupboard, radiator, gas central heating boiler housed in cupboard (with pressurised hot water tank and water softener), surround sound system to remain.

Dining Room: 14' 5" x 12' 7" (4.39m x 3.83m)

Double glazed bay window, tiled floor, electric fire, inset ceiling lighting, radiator.

Kitchen / Family Room: 35' 7" x 11' 7" (10.84m x 3.53m)

Kitchen re-fitted by the current owners with 'Leicht' wall and base units, granite work top surfaces with splashbacks, induction hob with extractor hood over, two ovens, two warming drawers, integrated microwave, American style fridge freezer, steam oven, one and a half bowl sink unit with boiling hot water tap, integrated dishwasher, inset ceiling lighting, plinth lighting, double glazed door to garden, French doors leading to sun lounge, access to utility room.

Utility Room:

Stainless steel single drainer sink unit, plumbing for washing machine, recess for tumble dryer, extractor vent, spotlights, tiled floor.

Sun Lounge: 16' 0" x 15' 7" (4.87m x 4.75m)

Solid roof covering with two skylight windows, tiled floor, double glazed windows, French doors to garden, inset ceiling lighting, surround sound speaker system.

On the First Floor:

Landing:

Access to loft space.

Bedroom One: 20' 9" x 12' 3" (6.32m x 3.73m) plus recess

Bi-folding doors leading to balcony with tiled floor and sea glimpses towards the Solent and the Isle of Wight across Stokes Bay Golf Course, large walk-in wardrobe (2.87m x 1.86m), storage cupboards, fitted carpet, built in surround sound speaker system.

En Suite Bathroom: 10' 10" x 6' 5" (3.30m x 1.95m) plus recess

Re-fitted to a high standard with walk-in double shower cubicle, fully tiled surrounds, underfloor heating, inset ceiling lighting, extractor vent, 'Jacuzzi' bath with handheld shower attachment, 'Villeroy & Boch' his and hers wash hand basins on vanity unit, built in mirror with recessed lighting, ceiling speaker, heated towel rail.

Bedroom Two: 15' 0" x 10' 6" (4.57m x 3.20m)

Double glazed bay window with glimpses towards the Solent and the Isle of Wight across Stokes Bay Golf Course, solid oak flooring, radiator, built in 'Sharps' wardrobes, inset ceiling lighting, Sky TV connection.

Bedroom Three: 11' 8" x 10' 7" (3.55m x 3.22m)

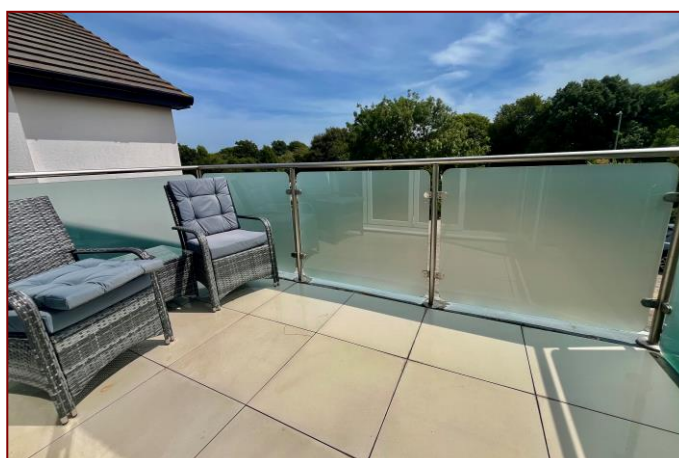
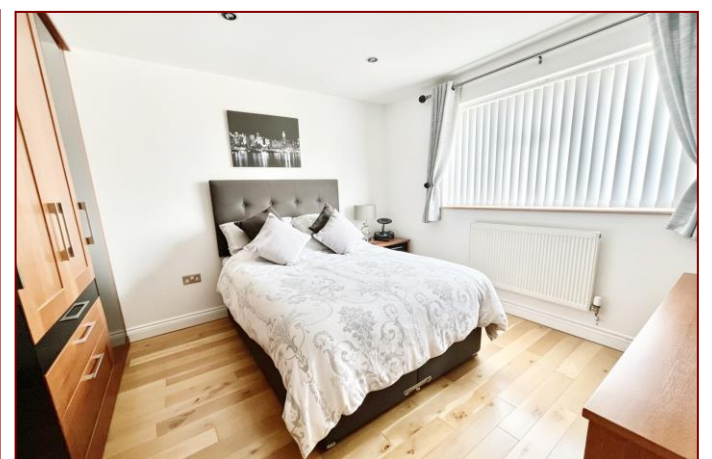
Double glazed window, solid oak flooring, radiator, built in 'Sharps' wardrobes, inset ceiling lighting, Sky TV connection.

Bedroom Four: 10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window, solid oak flooring, range of built in 'Sharps' wardrobes, radiator.

Shower Room:

Wet room style tiled floor with shower and glass shower screen, low flush W.C., wash hand basin on vanity unit, double glazed window.



On the Outside:

To the Front:

Majority paved providing off road parking for numerous vehicles, raised planter, storage, shed, oak side gates providing access to rear garden, electric charging point.

Rear Garden:

Landscaped and largely paved with artificial lawn area, outside lighting, built in barbecue with granite work top surface, pvcu storage shed to side return, additional side access, gated access to swimming pool area.

Heated swimming pool:

Re-lined and heated by a heat-source pump, pool house incorporating a W.C.

General Information:

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

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

Tenure: Freehold

Council Tax Band: F



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

Offers in Excess of £800,000
Fort Road, Alverstoke, Gosport, PO12 2BT

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT