



195 Havant Road, Drayton, Portsmouth, Hampshire, PO6 1EE

TOWN & COUNTRY
SOUTHERN



Features

- A Late Victorian Family Home
- Four Bedrooms, Family Bathroom
- 21' Kitchen/Breakfast Room, Utility Room
- Three Reception Rooms, Conservatory

PROPERTY SUMMARY

An outstanding period villa, believed to date from 1901, discreetly set behind mature trees on a large plot, the house is approached by a shingled driveway flanked by manicured hedges. Arranged over two principal floors and offering 2306 sq ft of living accommodation with generous and well-proportioned rooms. The vestibule

leads to a large welcoming central hallway, 18' drawing room and 12' sitting room with doors onto the conservatory, a storeroom, large kitchen/breakfast room and outer lobby leading to shower/utility room, on the first floor are four bedrooms and a large family bathroom. The Gables combines classic character in a private, landscaped setting with 90 ft (approx.) rear garden with

store and benefitting from being conveniently close to local shops, bus routes, commutable road and rail links and within the catchment for Solent and Springfield schools (subject to confirmation), early viewing of this impressive detached house is strongly recommended to appreciate not only the accommodation but also the location on offer.



ENTRANCE

Brick pillared entrance with globe coping stones over, brick retaining wall with plaque depicting house number, private tarma c driveway leading to T shaped shingled driveway and turning with parking for numerous cars, to the front of the house is a lawned garden with mature shrubs, evergreens and bushes and brick curved wall leading up to raised flowering areas and door to conservatory, to the right hand side of the house are curved steps and double glazed main front door with windows to either side leading to:

VESTIBULE

Tiled flooring, double glazed windows to all aspect, internal stained glass panelled door leading to:

HALLWAY

12' 10" x 8' 5" (3.91m x 2.57m) Stripped and stained floorboards, radiator with cover over, high ceiling with coving, picture rail, high skirting boards, doors to primary rooms, balustrade staircase rising to first floor.



SITTING ROOM

12' 8" x 12' 8" (3.86m x 3.86m) Double glazed bay window to side aspect with radiator under, double glazed twin doors leading to conservatory, high ceiling with coving, picture rail, central chimney breast with feature surround fireplace with matching hearth and coal effect electric fire (not tested), high skirting boards.

CONSERVATORY

23' 6" x 7' 6" (7.16m x 2.29m) Tiled flooring, low brick retaining wall with tiles sill over and double glazed windows on three aspects overlooking garden, double glazed door to either side leading to front garden, wall lights, twin glazed doors to:

DRAWING ROOM

18' 2" x 12' 7" (5.54m x 3.84m) High ceiling with coving and original ceiling rose, picture rail, high skirting boards, central stone surround fireplace with open fire (not tested), two radiators with covers over, twin double glazed doors with windows to either side leading to conservatory, twin double glazed doors to side aspect to:

STORE / LEAN-TO

19' 2" x 5' 5" (5.84m x 1.65m) Double glazed window to front aspect, polycarbonate glazed roof, double glazed door with window to one side leading to rear garden.

DINING ROOM

12' 7" x 12' 0" (3.84m x 3.66m) Sash window to rear aspect overlooking garden with double radiator under, matching window to side aspect, high ceiling with coving, picture rail, central chimney breast with recessed storage.

KITCHEN / BREAKFAST ROOM

21' 7" x 14' 10" maximum, decreasing to 7' 4" at narrowest point (6.58m x 4.52m) Breakfast room: Vinyl tiled flooring, built-in double doored storage cupboard, panelled door to



hallway, double glazed square bay window to side aspect with radiator under, glazed panelled door to outer lobby, peninsular style divide leading to:

Kitchen: Range of cream fronted wall and floor units with Corian work surface, inset single drainer sink unit with mixer tap, space for dishwasher, double glazed window to rear aspect overlooking garden, display shelving, tiled surrounds, matching flooring, eye-level double oven and grill with storage cupboards over and under, inset four ring gas hob with extractor hood, fan and light over and drawers under, space for fridge and freezer.

OUTER LOBBY

Red tiled flooring, double glazed door leading to rear garden, double radiator, door to:

UTILITY / SHOWER ROOM

Wet room shower area with drench hood, rail and curtain, tall contemporary heated towel rail, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), space and plumbing for washing machine, sink unit with mixer tap and tiled splashback with shelving to either side, concealed cistern w.c., double glazed window to rear aspect, tiled flooring.

FIRST FLOOR

Landing with balustrade, original ceiling coving, high skirting boards, radiator with cover over, doors to primary rooms, double glazed window to side aspect, second radiator, arched opening leading to bedrooms.

BEDROOM 1

16' 8" x 12' 7" (5.08m x 3.84m) Twin double glazed sash windows to front aspect overlooking garden, double radiator.



BEDROOM 3

14' 1" (max) x 12' 0" (4.29m x 3.66m) Range of floor to ceiling built-in wardrobes to one wall with hanging space, shelving and high level storage over, bedside cabinet, double glazed twin sash windows to rear aspect overlooking garden, radiator, storage into chimney recess.

BEDROOM 2

12' 8" x 12' 7" (3.86m x 3.84m) Double glazed sash window to front aspect overlooking garden, recessed storage into central chimney breast, double radiator.

BEDROOM 4

9' 7" x 9' 5" (2.92m x 2.87m) Double glazed sash window to rear aspect overlooking garden, shelving to one side of chimney breast, radiator, built-in airing cupboard housing hot water cylinder and range of shelving.

FAMILY BATHROOM

11' 6" x 7' 6" (3.51m x 2.29m) White suite comprising: corner shower cubicle with panelled door, concealed cistern w.c., bath with hand grips, mixer tap and shower attachment, tiled surrounds, wash hand basin with drawers under, ceramic tiled to half wall level, double glazed frosted window to rear aspect, ceiling spotlights, heated towel rail.

OUTSIDE

To the rear, accessible from the outer lobby is a paved garden, meter cupboard and cold water tap, twin wrought iron gates providing side pedestrian access, door to lean to/store, large Magnolia tree, wooden garden store, raised decked area ideal for 'al-fresco dining' from this area are steps up to lawned garden, the garden is enclosed by mature hedges on all sides, kitchen garden with greenhouse and wooden built chalet, the garden measures approximately 90 ft in depth.

GARDEN STORE

11' 8" x 5' 8" (3.56m x 1.73m) Door to one end, lighting.

AGENTS NOTES :

Council Tax Band G – Portsmouth City Council

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

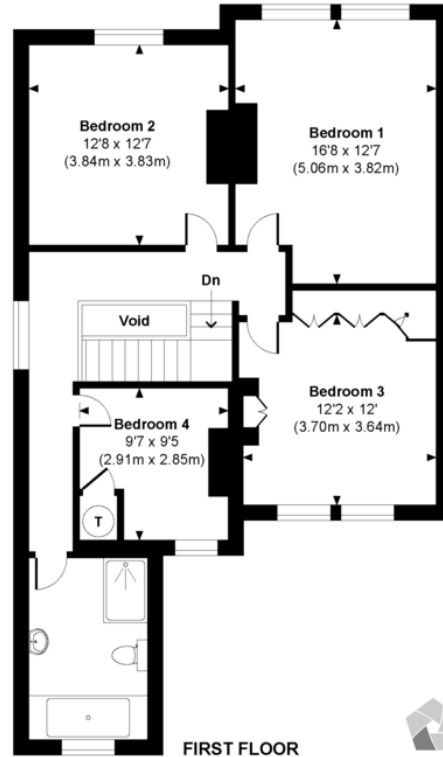
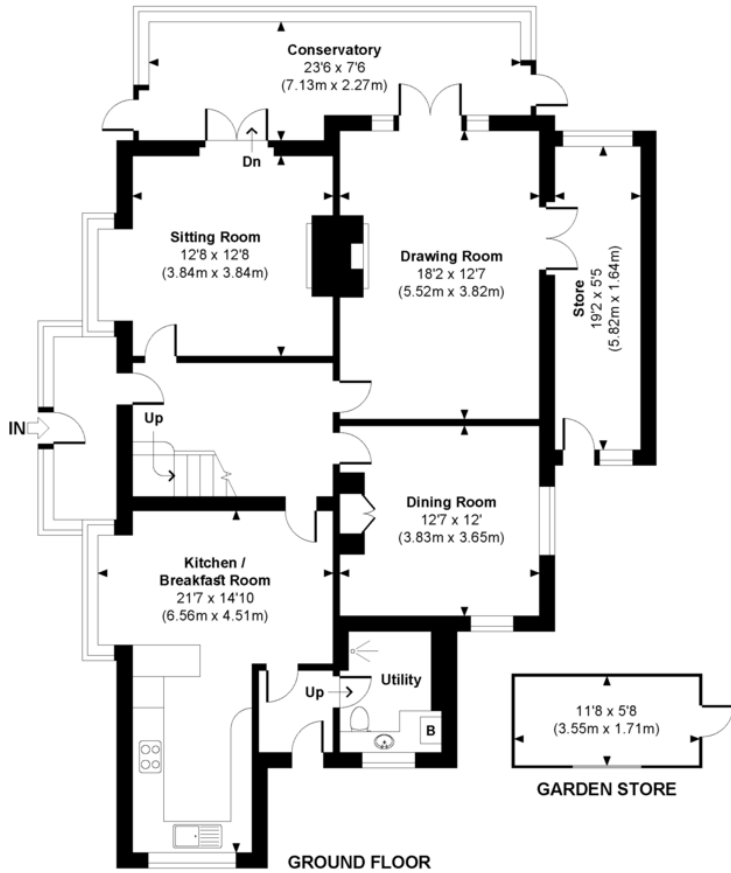
Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

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.



The Gables

Approximate Gross Internal Area
 Main House = 2241 Sq Ft / 208.19 Sq M
 Garden Store = 65 Sq Ft / 6.07 Sq M
 Total = 2306 Sq Ft / 214.26 Sq M
 Outbuildings are not shown in correct orientation or location.
 Excludes void.



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 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.