

'Woodend'

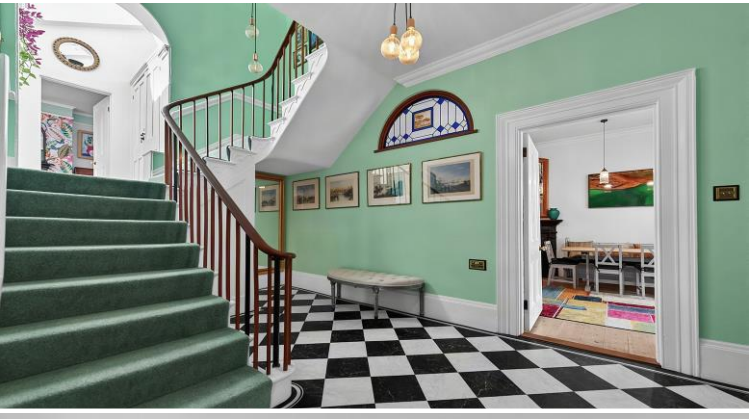
Queens Crescent | Southsea | PO5 3HE

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'Woodend'

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FREEHOLD • EPC RATING D • COUNCIL TAX BAND G

£1,250,000

In Brief

- Charming Thomas Ellis Owen Grade ll Listed Villa
- Central Southsea Location within Conservation Area
- Victorian Period Features
- Versatile Accommodation Perfect for Extended Family
- Five + Bedrooms: Four Bathrooms (3 En-Suite)
- Incredibly Versatile Accommodation
- Detached Garage plus Additional Ample Parking
- Over - 3,500 sq.ft. of Beautifully Appointed Accommodation








SCARLETT
FLORA



The Property

A rare opportunity to acquire Woodend, an exceptional Grade II Listed villa designed by Thomas Ellis Owen, the visionary architect behind Southsea's most celebrated historic homes. Set behind a private gated entrance on a peaceful private drive, this distinguished residence delivers a level of seclusion rarely found so close to central Southsea.

The impressive 5+ bedroom accommodation incorporates a versatile wing with its own en-suite facilities, offering perfect flexibility for extended family or multi-generational living.
Throughout the property, classic Owen proportions and period character blend seamlessly with practical modern living such as contemporary en-suite facilities, sitting and garden rooms and the zeitgeist kitchen dining space.

Externally, the secure gated grounds feature off-street parking, a garage, EV charger and landscaped gardens thoughtfully designed with zoned seating areas to capture the sun and accommodate effortless outdoor entertaining.

Woodend represents a unique blend of heritage, space, and quiet privacy, situated moments from Southsea seafront, local boutique shopping, and premier local schooling. Early viewing is highly recommended through Fry & Kent.











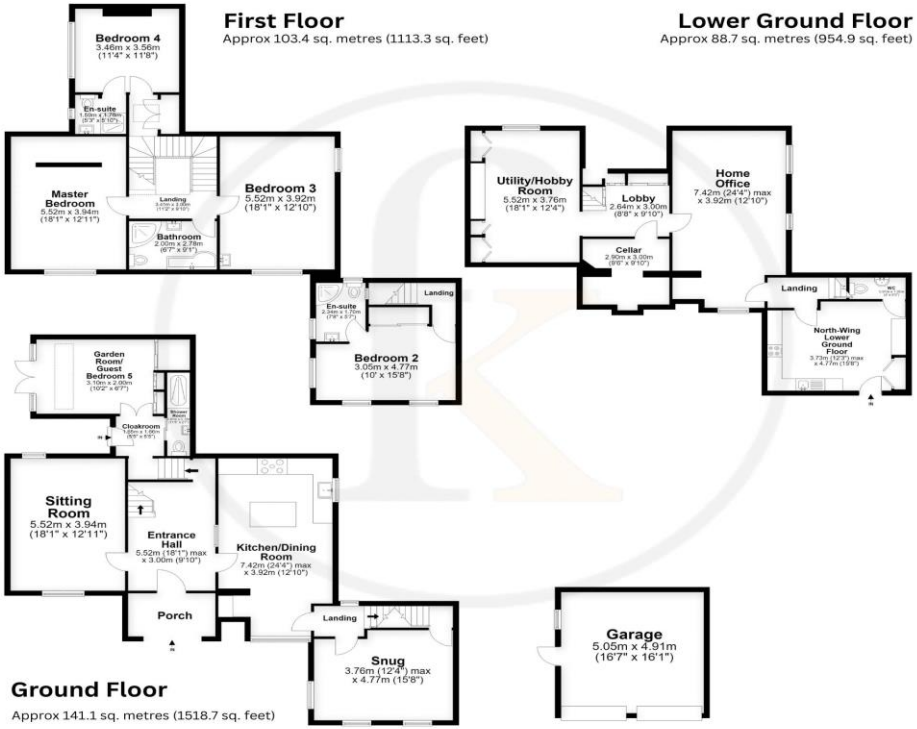




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Total area approx 333.2 sq metres (3587.0 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.





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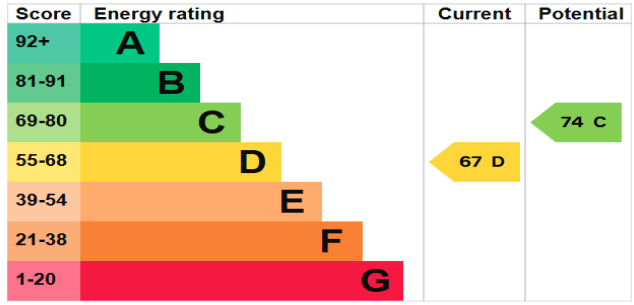
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Fry & Kent has taken reasonable care in preparing these particulars; please check any matters important to your decision.
Measurements are approximate; services and appliances have not been tested unless stated. These particulars do not form part of a contract and do not exclude liability for misleading statements or omissions.