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THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£960,000

WESTLANDS GROVE, PORTCHESTER, PO16 9AA



- Three/Four Double Bedrooms - Master Bedroom With En-Suite & Dressing Room
- Bedroom Two With En-Suite & Family Shower Room
- Entrance Foyer & Downstairs Cloakroom/WC
- Dual Aspect Sitting Room
- Tom Howley Bespoke Fitted Kitchen & Utility Room
- Garden Room Overlooking The Garden
- Ground Floor Family Room/Bedroom Four & En-Suite Shower Room
- Electric Heating & Solar PV System With Storage Batteries & Triple Glazed Windows
- Established Corner Plot Garden with 25' x 12' Insulated & Equipped Office/Gym
- Resin Off Street Parking & EV Charging Point

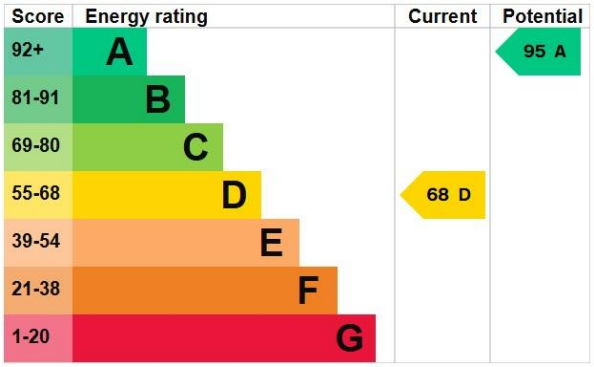
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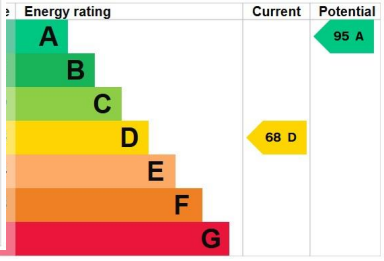
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Property Reference: P2942

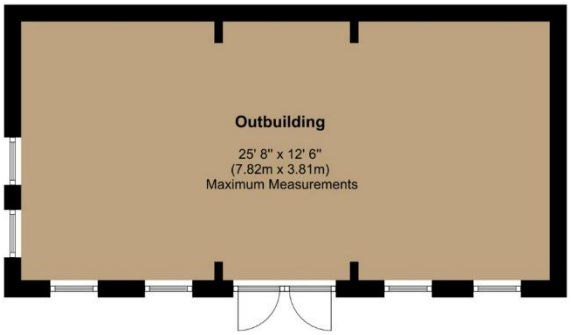
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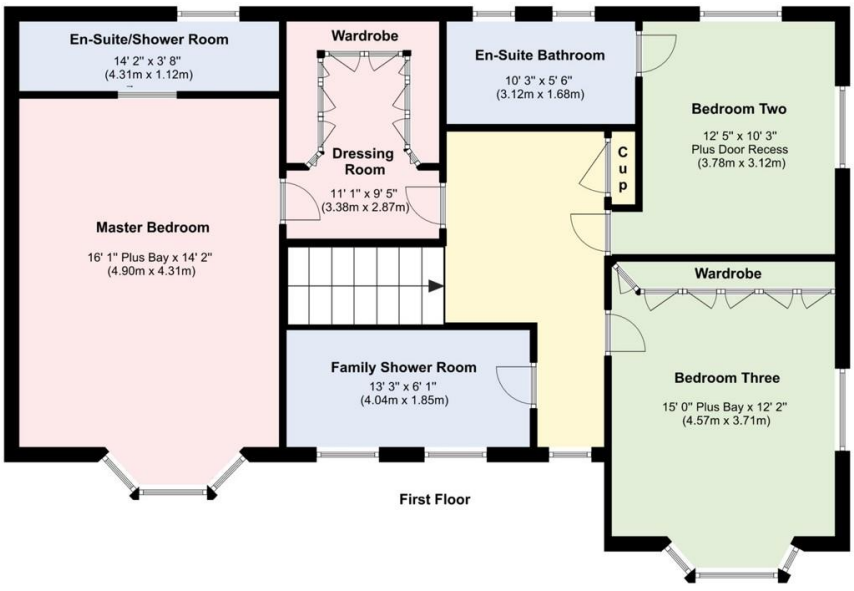




Floor Plans (For illustrative purposes and not drawn exactly to scale)







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The Accommodation Comprises:-

Covered entrance with ornate brick pillars and paving, outside light and part triple glazed doors to:

Entrance Foyer:-
11' 0'' x 10' 2'' Plus Door Recess (3.35m x 3.10m)

Opaque triple glazed window to the side elevation with fitted shutter blinds, two electric heaters with decorative wooden covers, built in storage cupboard ideal for shoes and coats, oak return staircase leading to the first floor, half height panelling to the wall and under stairs storage, Amtico flooring, flat ceiling with decorative coving and central rose, feature archway to the kitchen/breakfast room. Oak wooden doors to:





Downstairs Cloakroom:-
6' 6'' x 3' 8'' (1.98m x 1.12m)

Opaque triple glazed window to the front elevation with fitted shutter blind, white suite comprising WC with concealed cistern and shelf above, wash hand basin with mixer tap and vanity storage below, tiled walls and flooring, chrome heated towel rail, under floor heating, flat ceiling with spot lights inset and decorative coving.



Sitting Room:-
16' 0'' Plus Bay x 12' 2'' (4.87m x 3.71m)

A dual aspect room with triple glazed bay window to the front elevation with fitted shutter blind and further triple glazed window to the side elevation with fitted shutter blind overlooking the garden and feature fish pond, electric heater, Amtico flooring and flat ceiling with decorative coving and central rose.





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Kitchen/Breakfast Room:-
30' 8'' x 10' 3'' (9.34m x 3.12m) Maximum Measurements

A light and airy dual aspect room with triple glazed window to the side elevation overlooking the garden and a further triple glazed window to the rear elevation with fitted shutter blind, the solid wood kitchen has been tastefully created and hand painted by Tom Howley bespoke kitchens and comprises a selection of base, eye and larder style soft close units, matching glass display units with lighting inset, marble worktops with matching upstands incorporating a breakfast table with four chairs to remain, single bowl sink unit inset with a mixer tap and water filtration system, electric Falcon range style cooker to remain with induction hob and concealed extractor above, pelmet lighting, mirrored splashback and shelving to the side, two built-in floor to ceiling fridge/freezers, integrated dishwasher, wine rack, Amtico flooring throughout, part double glazed door leading to the garden, walk-in storage cupboard with tiled flooring and space and plumbing for washing machine, coving to flat ceiling with spot lights inset and decorative coving, triple glazed double doors to the garden room. Oak doors to:











Utility Room:-
11' 5'' x 10' 8'' (3.48m x 3.25m)

A dual aspect room with triple glazed window to the side elevation and triple glazed doors overlooking accessing the garden, both with fitted shutter blinds, a further range of matching bespoke Tom Howley kitchen units, Amtico flooring and flat ceiling with spotlights inset.

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Bedroom Four/Family Room:-
20' 1'' x 14' 2'' (6.12m x 4.31m) Maximum Measurements

A dual aspect room with triple glazed bay window to the front elevation and further triple glazed window to the side elevation both with fitted shutter blinds, two electric heaters, built-in wardrobes/storage cupboards, Amtico flooring throughout, flat ceiling with decorative coving and central rose, oak door to the outer lobby with flat ceiling and decorative coving and an outside door giving separate access to this flexible living space. Further internal oak door to:





En-Suite Shower Room:-
6' 5'' x 3' 4'' (1.95m x 1.02m)

A modern white suite comprising shower cubicle with concertina glass screen, close couple WC, wash and basin with mixer tap and vanity storage below, tiled walls and flooring, chrome heated towel rail, underfloor heating, mirror cabinet to remain, flat ceiling with spotlights inset, extractor and decorative coving.



Garden Room:-
21' 3'' x 11' 8'' (6.47m x 3.55m)

Triple glazed windows and doors overlooking and accessing the garden, feature fireplace with Dimplex remote control electric fire inset, space for a table and chairs if required, two electric heaters, Amtico flooring, triple glazed glass anti reflective Lantern style roof and flat ceiling section with spotlights inset.

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First Floor Landing:-

Triple glazed window to the front elevation with fitted shutter blinds, Amtico flooring, flat ceiling with decorative coving and central rose, access to the boarded loft space via a fitted ladder, electric heater with decorative cover, built-in storage cupboard. Oak doors to:

Master Bedroom Suite:-

Master Bedroom:-
16' 1'' Plus Bay x 14' 2'' (4.90m x 4.31m)

An impressive room with triple glazed bay window to the front elevation and fitted shutter blinds, electric heater with decorative cover, feature panelled wall, built-in wardrobes incorporating hanging and shelving space, Amtico flooring, flat ceiling with decorative coving and central ceiling rose, oak door to the dressing room. Further sliding door to:

En-Suite Shower Room:-
14' 2'' x 3' 8'' (4.31m x 1.12m)

Triple glazed window to the rear elevation with fitted shutter blinds, modern white suite comprising shower cubicle with rainwater and handheld showers, wash hand basin with mixer tap and vanity storage below, fitted mirror above and additional storage, close coupled WC, tiled walls and flooring, heated towel rail, underfloor heating, Amtico flooring, flat ceiling with spotlights inset and decorative coving.



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Dressing Room:-
11' 1'' x 9' 5'' (3.38m x 2.87m)

A further extensive range of fitting wardrobes incorporating hanging and shelving space, electric heater with decorative cover, Amtico flooring, flat ceiling with spotlights inset and decorative coving.





Bedroom Two:-
12' 5'' x 10' 3'' Plus Door Recess (3.78m x 3.12m)

A dual aspect room with triple glazed windows to the side and rear elevations with fitted shutter blinds, electric heater, Amtico flooring, flat ceiling with decorative coving and central ceiling rose, oak door to:



En-Suite Bathroom:-
10' 3'' x 5' 6'' (3.12m x 1.68m)

Triple glazed windows to the rear elevation with fitted shutter blinds, modern white suite comprising panelled bath with mixer tap, shower attachment and glass screen, close coupled WC, wash hand basin with mixer tap and vanity storage below, fitted mirror above and additional storage, tiled walls and flooring, chrome heater towel rail, underfloor heating, flat ceiling with spotlights inset, extractor and decorative coving.



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Bedroom Three:-
15' 0'' Plus Bay x 12' 2'' (4.57m x 3.71m)

A dual aspect room with triple glazed windows to the front and side elevations with fitted shutter blinds, electric heater with decorative cover, built-in wardrobes incorporating hanging and shelving space, flat ceiling with decorative coving and central ceiling rose.





Family Shower Room:-
13' 3'' x 6' 1'' (4.04m x 1.85m)

Opaque triple glazed window to the front elevation with fitted shutter blinds, modern white suite comprising double shower cubicle with rainwater and handheld showers, wash hand basin with mixer tap and vanity storage below, fitted mirror above and additional storage, WC with concealed cistern and shelf above, built-in airing cupboard, tiled walls and flooring, chrome heated towel rail, underfloor heating and flat ceiling with spotlights inset and decorative coving.



Outside:-

The property benefits from an established corner plot garden with security entry system and double opening wrought iron gates leading to the resin driveway allowing off street parking for several vehicles, motorhome or boat if required. There are raised sleeper beds with shrubs inset, outside power sockets, water tap and an EV car charging point. Wooden gates allow pedestrian access to the rear garden from several points.





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Rear Garden:-

An attractive enclosed rear garden with porcelain patio for area entertaining purposes. outside power sockets and water tap, the remainder of the garden is mainly lawn with further raised sleeper beds, shrubs inset and feature fish pond. There is a detached brick built potting shed and an additional wooden shed for garden implements. A particular feature of the garden is the detached equipped gym/office outbuilding. The entire plot is enclosed by a brick built wall with wrought iron topping for both privacy and security.







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Gym/Office Outbuilding:-

25' 8'' x 12' 6'' (7.82m x 3.81m) Maximum Measurements

A modern detached fully insulated gym/office outbuilding with electric heating and triple glazed windows and doors overlooking the garden. Partly laid out as a gym with the equipment to remain and an office section for hybrid working with a leather topped desk, chair and filing cabinets also to remain.



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