



Windsor Lodge | 19 Garden Lane | Southsea | Hampshire | PO5 3DP

 FINE & COUNTRY

£1,100,000 - Freehold



Features

- An Impressive Regency Period Townhouse
- Five Bedrooms inc. Coach House
- Three Reception Areas
- Enclosed Garden

PROPERTY SUMMARY

"A part of the country in the city", Windsor Lodge is a rare and characterful home believed to have been built between the late 1700's and early 1800's first appearing on maps in 1833. Tucked away in a private lane making you feel that you could be in the middle of the countryside, which makes it feel rural and peaceful setting once you are within the walls of the surprisingly large characteristic townhouse garden. A flexible home with off

road parking and plenty of space for the growing family since the rebuilding of the adjoining Coach House in 2024 creating a lovely annexe which is perfect for entertaining family or friends or using during the summer months as a potential Air BnB. Behind the high wall and feature gated entrance is an oasis of calm and the garden wraps around the house on two sides with quiet seating and 'al-fresco' dining areas. The current owners bought Windsor Lodge twenty nine years ago and it has been

the ideal home for their family as it is located right in the heart of Southsea and within walking distance to the shops, reputable schools, university and the seafront. Southsea is a vibrant place to live with more history and character than neighbouring cities on the south coast.



Being one of the first properties to be built in the historic Castle Road conservation area Windsor Lodge is one of the oldest homes in Southsea and comprises: hall way, morning room, sitting room on the entrance level, dining/family room, shower room/w.c., kitchen and interlinking door to the Coach House on the lower ground floor, the four bedrooms and family bathroom are on the upper two floors.

The Coach House is self-sufficient with a further shower/wet room, open plan living space with vaulted ceiling and moveable ladder providing access to upper balcony bedroom area. The ground floor also has a fitted kitchen with appliances and patio doors leading to a paved courtyard. Early viewing of this impressive period home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE

Windsor Lodge is surrounded by walled gardens and features low curved entrance doorway with plaque depicting house name Windsor Lodge over, doorbell to one side, feature arched wooden gate with letter box leading to brick paviour hardstanding, to the left hand side is a brick retaining wall with tall arched topped wooden gate leading to brick paviour parking area with brick built shed to one side, E.V. point, log store and paving leading to the primary lawned garden, to the right hand side is a high retaining wall, feature wisteria, fig tree and a four hundred year old laurel (listed), further brick built store with water and electricity supply, the front of the house is at right angles to the driveway with a lawned front garden, stepping stone pathway and shrubs to either side, stepping stone pathway leading to patio area adjacent to the Coach House, stone steps leading up to twin storm doors with low windows to either side leading to:



PORCH

Twin leadlight stained glass panelled doors leading to:

HALLWAY

Staircase to lower ground floor and rising to upper level, picture rail, dado rail, radiator.

MORNING ROOM

13' 5" x 10' 8" (4.09m x 3.25m) Wood sash window with double glazed panes to front aspect, central chimney breast with feature surround fireplace, brass canopy with tiled surrounds and matching hearth, built-in cupboards to either side, radiator, picture rail, stripped and stained floorboards.

SITTING ROOM

13' 5" x 12' 2" (4.09m x 3.71m) Wood sash window with double glazed panes to front aspect, stripped and stained floorboards, double radiator, picture rail, central chimney breast with log burner (not tested), exposed brick inlay and tiled hearth.

LOWER GROUND FLOOR

HALLWAY

Red brick flooring, understairs storage cupboard, doors to primary rooms.

DINING ROOM

13' 6" x 11' 9" (4.11m x 3.58m) Wood laminate flooring, central chimney breast with red tiled inlay and mantle over, picture rail, wall up-lighters, part-glazed panelled door leading to hallway, high level window to front aspect, double radiator.

KITCHEN/BREAKFAST ROOM

13' 3" x 11' 7" (4.04m x 3.53m) Red brick flooring, radiator, panelling to all walls, door to Coach House, comprehensive range of dark blue painted wall and floor units with wood block work surface, inset 1½ bowl sink unit with mixer tap, range of drawer units, integrated dishwasher, fridge and freezer with matching doors, window to front aspect overlooking garden, open plate shelving with cupboards to either side, tiled surrounds, under unit lighting, sliding glazed panelled door leading to hallway, space for free standing range style gas cooker, extractor hood, fan and light over, ceiling spotlights, wall lights.

UTILITY ROOM

6' 3" x 5' 7" (1.91m x 1.7m) Work surface with washing machine point under, space for tumble dryer, butler sink to one side with wall mounted taps, tiled surrounds, gas meter with shelf over and radiator under, tall larder style cupboard with electric consumer box, step rising to:

WET ROOM

Fully ceramic tiled to walls, small window, shower area, flagstone flooring with floor drain away, close coupled w.c., ceiling spotlights, extractor fan.

FIRST FLOOR

Landing with balustrade, staircase rising to top floor, dado rail, panelled doors to primary rooms.

BEDROOM 1

13' 6" x 10' 8" to front fo chimney breast (12'4" max) (4.11m x 3.25m) Central chimney breast with original limestone surround fireplace, tiled hearth and exposed brick inlay, built-in cupboards to either side of chimney breast, picture rail, radiator, stripped and stained floorboards, wood sash window to front aspect with double glazed panes.

BEDROOM 2

13' 6" x 10' 8" (12'5" max) (4.11m x 3.25m) Wood sash window to front aspect with double glazed panes, central chimney breast with surround fireplace, tiled hearth and brick inlay, built-in wardrobes to either side of chimney breast, one housing Vaillant boiler supplying domestic hot water and central heating (not tested), radiator, stripped and stained floorboards, picture rail.

BATHROOM

White suite comprising: free standing high ended bath with mixer tap and shower attachment, stripped and stained floorboards, panelling to half wall level, low level w.c., corner wash hand basin, frosted window to front aspect, roll top radiator.

TOP FLOOR

Landing with balustrade, doors to primary rooms, built-in storage cupboard into eaves.



BEDROOM 3

12' 5" x 11' 0" (3.78m x 3.35m) Measurements taken from approximately 2'3" off floor level with eaves to front and rear ceilings restricting headroom, maximum ceiling height 6'1", feature arch topped window to front aspect overlooking Garden Lane, access into loft storage eaves, recessed shelving, storage cupboard, radiator, stripped and painted floorboards.

BEDROOM 4

11' 5" x 11' 0" (3.48m x 3.35m) Measurements taken from approximately 2'3" off floor level with eaves to front and rear ceilings restricting headroom, maximum ceiling height 6'1", built-in storage cupboards into eaves, radiator, feature arch topped window to front aspect with cupboard under.

COACH HOUSE

Accessed via the kitchen of the primary house is a doorway with tiled steps leading directly into the open plan Coach House providing flexible living space.

PRIMARY ROOM

26' 8" x 12' 10" (8.13m x 3.91m) Vaulted ceiling measuring 14'0". Exposed brick floor to ceiling adjoining wall to main house, black Crittall style double doors with windows to either side leading to courtyard garden, stone flooring, wall up-lighters, feature sliding balustrade staircase providing initial access to the upper level sliding across to one wall providing more space.

KITCHEN AREA

Central island, wood block surface with range of drawers and cupboards under and breakfast bar on three sides, further range of floor units with matching surface, integrated appliances including fridge, washing machine and dishwasher, range of drawer units, inset electric hob with extractor hood, fan and light over, eye-level oven and grill with storage cupboards over and under, inset single drainer stainless steel sink unit with mixer tap and lighting over, matching flooring, cloaks hanging area, stable style pocket door leading to:

SHOWER ROOM

Fully ceramic tiled to walls, stone flooring, shower area with glass screen, wall mounted controls and drench style hood, extractor fan, floor drain away, ceiling spotlights, recessed shelving, stone plinth with circular wash hand basin with mixer tap, mirror over, concealed cistern w.c., frosted Crittall style window to side aspect, underfloor heating.

MEZZANINE

Above the living space and kitchen is an open plan bedroom/sleeping area.

BEDROOM 5

12' 10" x 8' 8" (3.91m x 2.64m) Measurements taken from approximately 2'2" off floor level with eaves to front and rear ceilings restricting headroom, maximum ceiling height 6'8", open gallery looking down onto living space, skylight window, wall up-lighters.

AGENTS NOTES

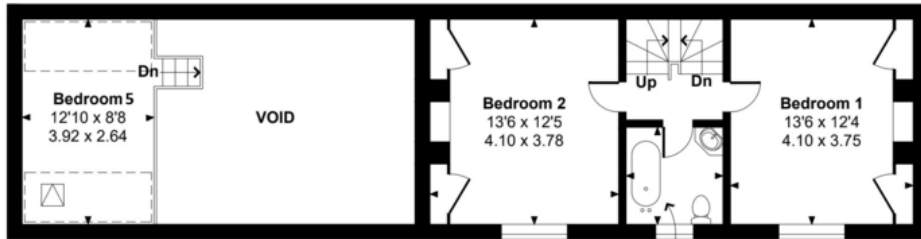
Council Tax Band F - Portsmouth City Council
Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) 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.



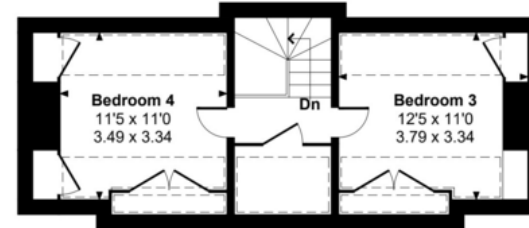
Windsor Lodge, 19 Garden Lane, Southsea, PO5 3DP

Approximate Gross Internal Area = 186.7 sq m / 2010 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 16.3 sq m / 175 sq ft
 Total = 203 sq m / 2185 sq ft

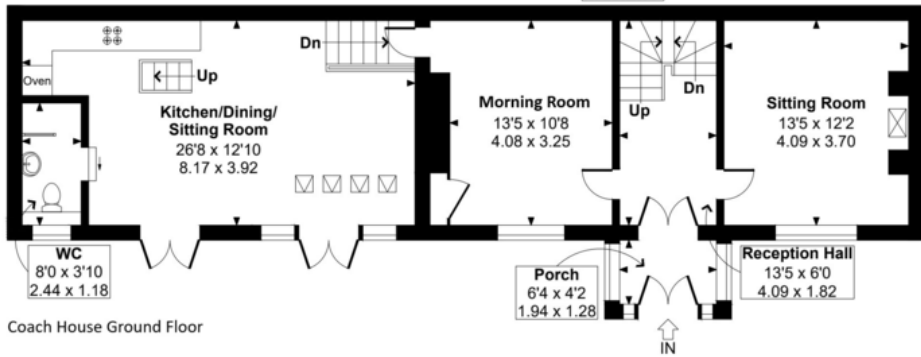
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



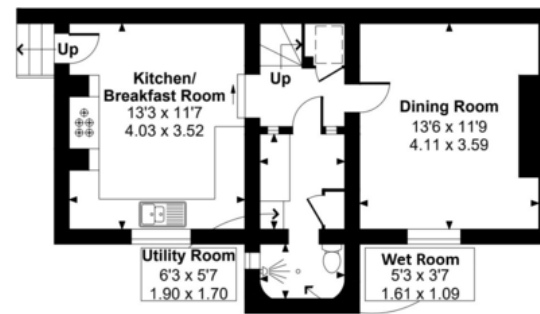
Coach House First Floor



Second Floor



Coach House Ground Floor



Lower Ground Floor

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.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA
 T: 023 93 277 277 E: drayton@fineandcountry.com

fineandcountry.com

