

**Uxbridge House** is a remarkable and elegant home situated close to Stokes Bay seafront and Alverstoke village. Forming the west wing of a late-Regency marine villa, this stunning Grade II Listed residence boasts spacious accommodation arranged over four floors and enjoys character features and charm throughout. The attractive gardens, ample parking and garaging complement the home.

#### **The Accommodation Comprises**

Tiled external steps lead up to the entrance of the house which is framed by feature pillars. A solid front door with glazed surround provides access to:

#### **Entrance Hall**

Ornate coving, tiled floor, stairway to first and lower floors.

#### **Formal Dining Room**

Double aspect with sash windows fitted with original period shutters to front and side elevations, cast iron radiator, ornate coving, exposed wood floor, original period open fireplace with decorative surround and tiled hearth, ceiling rose.

#### **Kitchen**

Coved ceiling, sash window to front elevation, tiled floor, cast-iron radiator, striking navy blue kitchen units with contrasting white granite work surface, integrated double electric oven and induction hob, dishwasher, integrated fridge and freezer, corner larder unit.

#### **Drawing Room**

Ornate coving, ceiling rose, two sash windows fitted with original period shutters overlooking the rear garden, wood floor, two cast-iron radiators, original period open fireplace with tiled inset and hearth, two feature columns with ionic volutes, storage cupboard with shelving and hanging rail.

#### **Lower Ground Floor**

Under stairs storage cupboard, radiator, vaulted wine cellar with block flooring, cupboard, roll top work surface, space for appliances, sash window.

#### **Cinema/Gym**

Coved ceiling, surround sound system and projector, inset spotlights, sash window to rear elevation, cupboard housing gas, electric and consumer units, radiator, gas fire, door to outside.

#### **Living Room/Bedroom Five**

Coved ceiling, sash window to front elevation, radiator, feature fireplace with tiled hearth and decorative surround.

#### **Utility Room**

Inset spotlights, base cupboards and eye level units, sash window and door to outside, wall mounted Worcester boiler, recess and plumbing for washing machine, tumble dryer, sink unit with mixer tap, original period Belfast sink, airing cupboard housing water tank.

#### **Shower Room**

Close coupled WC, wall mounted wash hand basin, corner shower cubicle with mains shower.

#### **First Floor Landing**

Sash windows to side and rear elevation, two radiators, stairway to Second Floor, coved ceilings, recessed glass shelves, access to roof space.

#### **Bedroom One**

Sash windows fitted with plantation-style shutters to rear elevation enjoying views across the Solent and Isle of Wight, two radiators, cast-iron open fireplace, exposed wood floor, range of built-in wardrobes with storage cupboards above and corner shelving unit.

#### **En Suite**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, walk-in glass-sided shower unit with mains shower and additional rainfall shower head, ladder-style radiator.

#### **Bedroom Two**

Sash windows fitted with plantation-style shutters to side elevation, radiator, exposed wood floor, original period open fireplace with tiled hearth and marble surround.

#### **Main Bathroom**

Sash window with fitted plantation-style shutters to front elevation, heated towel rail, picture rail, pedestal wash hand basin, low-level WC, bidet, wood panelling to half wall, shower cubicle with mains shower, inset spotlight, fitted storage cupboard with shelving.

#### **Second Floor Landing**

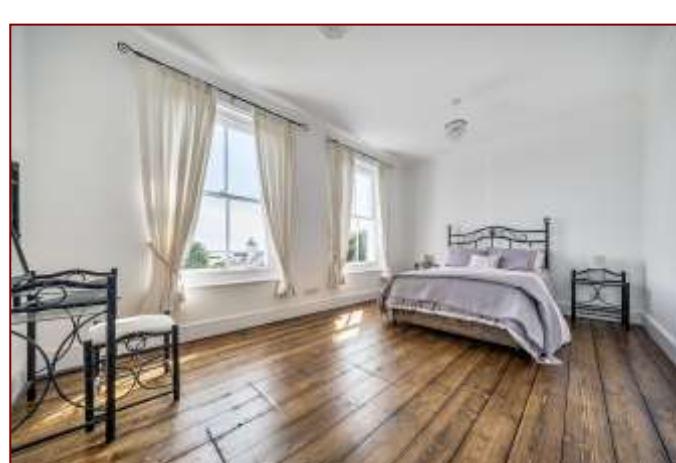
Dual aspect sash windows to front and side elevation, original period balustrades.

#### **Bedroom Three**

Coved ceiling, two sash windows to rear elevation enjoying superb views across the Solent and Isle of Wight, exposed wood floor, radiator, original period open fireplace.

#### **Bedroom Four**

Sash window to side elevation, coved ceiling, exposed wood floor, radiator, access to balcony area.



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#### Outside

The property enjoys a beautiful garden which wraps around the south and west side of the property and features a large lawn, as well as a fine array of flowers and shrubs. The pedestrian gate opens onto Crescent Road providing easy access to Stokes Bay seafront.

To the front of the property is another garden and parking for two/three vehicles. In addition, there is a garage with more parking opposite the house.

#### General Information

Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: G

#### Vendor Information

The Vendors advise that all open fireplaces are working.



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Guide Price £950,000  
Wakefield Place, Alverstoke, Gosport, PO12 2JT

\*DRAFT DETAILS\*

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