

Enjoying a secluded position in one of Alverstokes' most sought after locations, is this impressive and beautifully presented detached residence. The property is set within attractive landscaped gardens and boasts three reception rooms, five bedrooms, three bathrooms, ample parking and garage.

The Accommodation Comprises

Composite glazed front door to:

Entrance Hall

Spacious entrance, coved ceiling, stairs to first floor, wooden flooring, understairs storage cupboard, radiator.

Lounge

Coved ceiling, double opening doors and side windows to front elevation, two radiators.

Family Room

Coved ceiling, UPVC double glazed windows to side elevation, bi-folding doors to front elevation, two radiators.

Kitchen/Breakfast Room

Coved and part vaulted ceiling with Velux windows and UPVC double glazed windows to side and rear elevations, inset spotlighting, two radiators, tiled flooring, bespoke solid fitted kitchen units, double butler sink, integrated dishwasher, double sink unit with mixer tap, dresser unit, inset spotlighting, space for American-style fridge freezer, Range-style oven (available by separate negotiation), central island unit with solid wood work surface, further cupboard and drawer units, opening to:

Dining Room

Coved ceiling, UPVC double glazed window to side elevation, radiator, wooden flooring, log burner with wooden surround.

Utility Room

UPVC double glazed window and door to rear garden, inset spotlighting, base cupboards, single drainer sink unit with mixer tap, recess and plumbing for washing machine and tumble dryer, radiator, tiled flooring, courtesy door to:

Garage

L shape with UPVC double glazed windows to rear elevation, up and over door.

Cloakroom

Tiled flooring, close coupled WC, pedestal wash hand basin, ladder-style radiator, coved ceiling.

First Floor Landing

Coved ceiling, UPVC double glazed picture window to front elevation, wooden flooring, door to inner landing with UPVC double glazed window to rear elevation and stairs providing access to the second floor.

Bedroom One

UPVC double glazed windows to side and front elevations, fitted shutters, radiator, built in wardrobe, door to:

En Suite

Obscured UPVC double glazed window to rear elevation, close coupled WC, shower cubicle with mains shower, wash hand basin.

Bedroom Two

Coved ceiling, UPVC double glazed windows to front and side elevations, fitted shutters.

Bedroom Three

Coved ceiling, obscured UPVC double glazed windows to side elevation with fitted shutters, fitted wardrobes, wood panelling to wall, radiator.

Bedroom Four

Coved ceiling, two UPVC double glazed windows to front elevation with fitted shutters, radiator.

Bathroom

Coved ceiling, obscured UPVC double glazed windows to rear elevation, roll-top bath, corner shower cubicle, mains rainfall shower, close coupled WC, pedestal wash hand basin, ladder-style radiator, tiled flooring, extractor fan.

Second Floor Landing

Access to eaves storage, walk in wardrobe, door to:

Bedroom Five

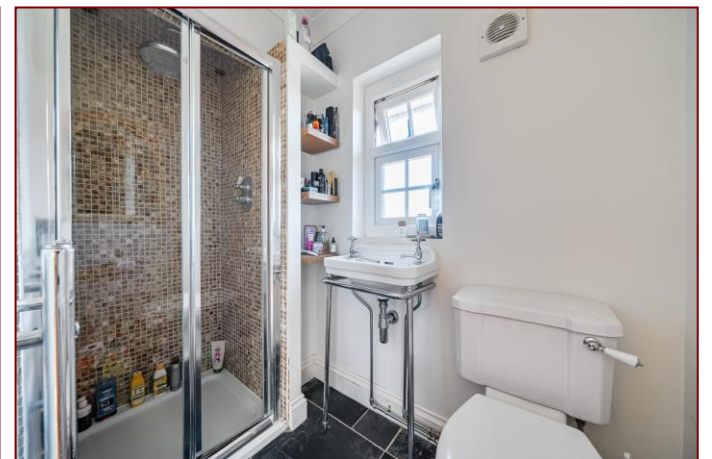
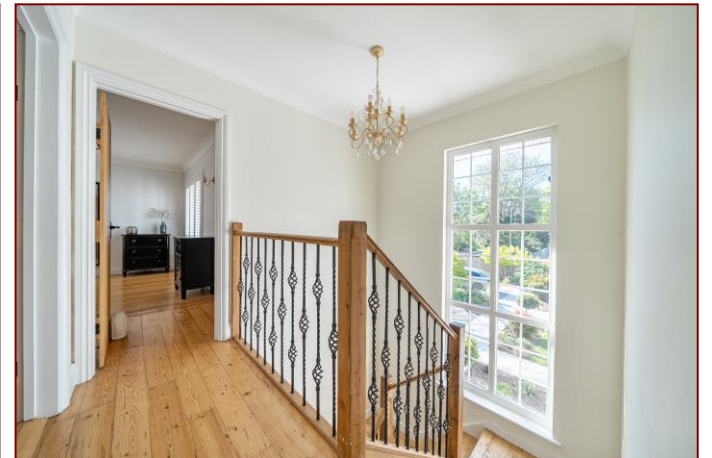
UPVC double glazed window to front elevation with fitted shutter, inset spotlighting, Velux windows, radiator, access to eaves storage and loft space, walk-in wardrobe, door to:

En Suite

Velux window, close coupled WC, wash hand basin. shower cubicle with mains shower, extractor fan.

Outside

Electronically controlled double opening gates provide access onto a generous gravelled driveway which provides parking for numerous vehicles and access to the garage. There is a large area laid to lawn with attractive and well maintained shrubs bushes surrounding. To the rear of the property is a further garden which has been beautifully landscaped, paved with further well placed shrubs, pergola, outdoor lighting and water tap, designated seating and BBQ area, side access.

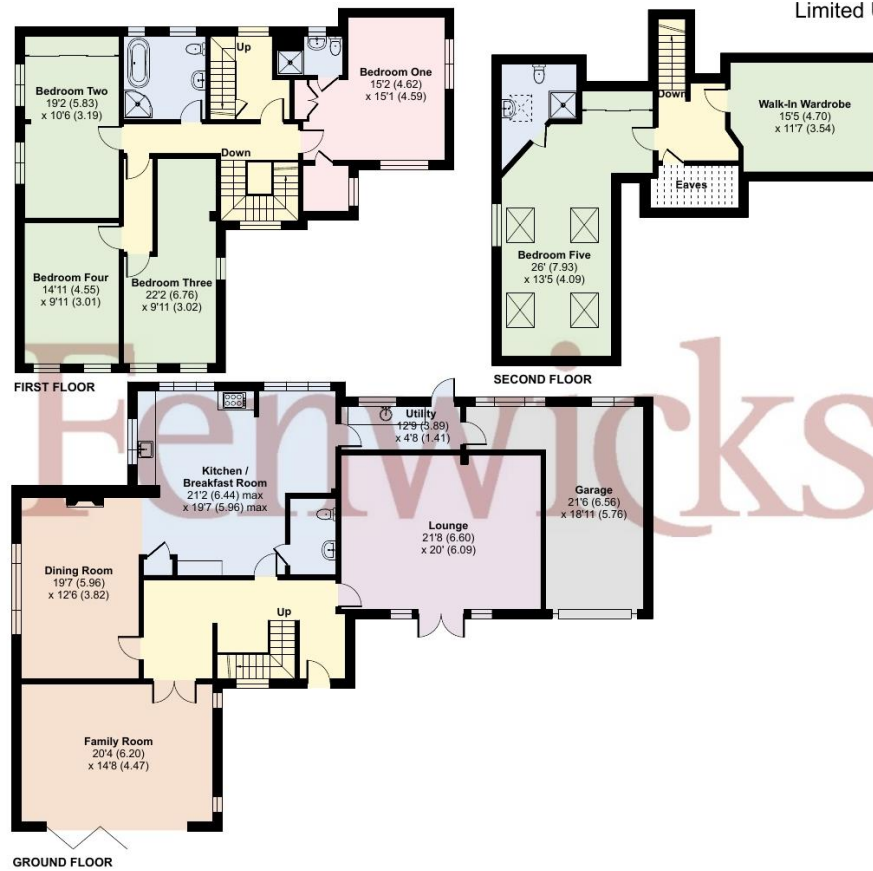


Western Way, Gosport, PO12

Approximate Area = 3411 sq ft / 316.8 sq m
 Limited Use Area(s) = 48 sq ft / 4.4 sq m
 Garage = 263 sq ft / 24.4 sq m
 Total = 3722 sq ft / 345.6 sq m
 For identification only - Not to scale

General Information

Construction - Traditional
 Water Supply – Portsmouth Water
 Electric Supply – Mains
 Gas Supply - Mains
 Sewerage - Mains
 Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
 Flood risk - Please check via:
<https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1449587

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£875,000

Western Way, Alverstoke, Gosport, PO12 2NF

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529 889 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT