

Fenwicks are pleased to offer for sale a substantial detached house, built circa 1895 and situated in a highly desirable location. The property has 2640sq ft of living accommodation and is set within a plot of approximately 1/3 Acre, enjoying a heated outdoor swimming pool, outbuildings and a double garage. Superbly presented throughout with character features including an impressive staircase and 3m high ceilings.

The Accommodation comprises:-

Front door to:

Entrance Porch:-

Tiled floor, stained glass door leading to:

Hallway:-

Solid wood floor, impressive staircase to first floor, original stained glass window and secondary glazing to half landing, door to side return, radiator.

Downstairs W.C:-

Double glazed window, W.C, wash hand basin set in vanity unit, tiled floor.

Lounge:- 16' 6" x 8' 5" (5.03m x 2.56m)

Double glazed bay window to side elevation, solid wood flooring, living flame gas fire, two column vertical radiators and additional single radiator, recess area/ reading nook, double doors leading to:

Conservatory:- 12' 9" x 10' 11" (3.88m x 3.32m)

Double glazed, polycarbonate roof covering, tiled floor.

Dining Room:- 17' 10" x 12' 4" (5.43m x 3.76m)

double glazed bay window to front elevation, two doors to side return, gas fire, vertical radiator, wood flooring,

Study:- 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to front elevation, vertical radiator.

Kitchen/ Breakfast Room:- 22' 9" x 20' 9" (6.93m x 6.32m) maximum measurements

Kitchen Area: Double glazed window to side elevation, fitted with a range of wall and base units, solid worktop surfaces, glass splashbacks, island unit with inset white ceramic sink, built in Bluetooth unit speaker, American style fridge/ freezer (to remain), Neff induction hob with Neff extractor hood over, combination oven, combination microwave, steam oven and single oven (to remain), integrated dishwasher, boiling hot water tap, wine cooler (to remain), inset spotlighting, tiled floor, open plane to:

Dining Area: bi-fold doors leading to rear garden.

Utility Room:-

Double glazed window, UPVC door leading to rear garden, fitted with a range of wall and base units, worktop surfaces, splashbacks, stainless steel sink, plumbing for washing machine, space for tumble dryer, wall mounted Vaillant gas central heating boiler, boiler is dual zone with a 250 litres pressurized cylinder (situated in the first floor airing cupboard).

First Floor Landing:-

Stained glass window from half landing, access to loft space, airing cupboard housing water tank.

Bedroom One:- 16' 6" x 12' 11" (5.03m x 3.93m)

Dual aspect double glazed windows, built in wardrobes, radiator, access to:

Jack & Jill En Suite:-

Two double glazed window, bath with tiles surround, tiled floor, separate shower cubicle, wash hand basin set in vanity unit, radiator.

Bedroom Two:- 15' 5" x 12' 4" (4.70m x 3.76m)

Two double glazed windows, radiator.

Bedroom Three:- 12' 4" x 11' 10" (3.76m x 3.60m)

Double glazed window, radiator.

Bedroom Four:- 11' 3" x 10' 11" (3.43m x 3.32m)

Double glazed window, radiator.

Bedroom Five:- 10' 9" x 8' 11" (3.27m x 2.72m)

Double glazed window, radiator.

Shower Room:-

Double glazed window, shower cubicle, W.C, wash hand basin, tiled floor, vertical radiator.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside:-

To the front of the property there is an in-and-out driveway, providing parking for multiple vehicles, wide side access to both sides. To the rear of the property there is a large patio incorporating a heated swimming pool with a maximum depth of 8ft. the remainder of the garden is mainly laid to lawn, log cabin with windows and double doors to a deck, power connected, two sheds (to remain).

Brick out-buildings include:

- *Pump room with gas boiler.
- *W.C and space to create a shower room should the purchaser wish to.
- *Additional store room.

Double Garage:- 18' 4" x 15' 1" (5.58m x 4.59m)

Electric up and over door, double doors to rear, light and power connected.

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>



Tenure: Freehold

Council Tax Band: G

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DRAFT DETAILS

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