

This stunning character property, built in 1910, has been beautifully restored to combine timeless charm with modern comfort. Offering generous and flexible accommodation, the home features five bedrooms and ample living space, perfect for both family life and entertaining. Outside are well-maintained gardens complete with hot tub and large patio. The property is ideally located close to local schools, Stokes Bay seafront and Alverstoke village. An exciting opportunity to acquire a spacious, character home.

The Accommodation Comprises:

Entrance Porch

UPVC double glazed windows and doors, glass roof, composite front door to:

Reception Hallway 13' 0" x 11' 4" (3.96m x 3.45m)

Imposing hallway with feature staircase to the First floor, coved ceiling with inset LED RGB lighting with remote control colour selection, traditional column radiator, under-stairs storage cupboard fitted for coats and shoe storage and housing utility meters, Karndean Grey Ash flooring.

Drawing Room 15' 10" x 13' 1" (4.82m x 3.98m) maximum measurements

Coved ceiling, picture rail, UPVC double glazed Bay window to front elevation and UPVC double glazed window to side elevation, fitted shutters, traditional column radiator, open fireplace with granite surround and hearth.

Study 11' 7" x 8' 1" (3.53m x 2.46m)

Coved ceiling, inset spotlights, UPVC double glazed window to rear elevation, fitted shutters, modern vertical-style radiator, recess for shelving, high-level power points.

Sitting Room 11' 6" plus bay x 9' 0" (3.50m x 2.74m)

Coved ceiling, picture rail, UPVC double glazed Bay window to front elevation with fitted shutters, radiator, feature fireplace, shelving to alcove and storage.

Dining/Kitchen/Breakfast Room 24' 4" x 12' 0" (7.41m x 3.65m)

An impressive and open-plan room with three defined areas and Karndean Burnt Oak flooring throughout. Formal dining space with feature Bay window to the front elevation, coved ceiling and radiator. The kitchen area is fitted with solid oak base cupboards and matching eye level units, quartz worksurfaces, space for an American-style fridge/freezer, pull-out larder cupboard, free-standing Range-style oven with extractor hood over, space and plumbing for dishwasher, Butler sink with Grohe instant hot water tap. The breakfast area benefits from direct access to the garden via bi-folding doors, UPVC double glazed window to the side elevation, fitted bench-style seating with storage underneath, bar with quartz work surface and twin undercounter glass-fronted fridges with hand-made oak bottle and glass display and storage unit above, contemporary-style radiator, recessed wine rack arched over Utility Room door.

Utility Room

Obscured UPVC double glazed window, inset spotlights, space and plumbing for washing machine and tumble dryer, fitted with base cupboards and matching eye level units.

Shower Room

Obscured UPVC double glazed window, wash hand basin, close coupled WC, shower enclosure with mains-fed shower with rainfall shower head and hand-held attachment, illuminated mirror, hand-laid Penny resin flooring, fully tiled, traditional column radiator.

Store Room 23' 1" x 5' 3" (7.03m x 1.60m)

UPVC double glazed window and door to rear garden, power and light connected, Velux windows.

Galleried Landing

UPVC double glazed feature arched window to rear elevation, roof lantern with remote control opening that provides superb natural light to the stairway, landing and ground floor hall, two radiators, coved ceiling with inset mood lighting, cupboard housing consumer unit, further UPVC double glazed window to rear elevation, access to loft space via retractable ladder.

Bedroom One 15' 11" x 13' 1" (4.85m x 3.98m)

Coved ceiling, picture rail, UPVC double glazed window to front elevation with fitted shutters, feature fireplace with decorative tiled inset, fitted wardrobe to alcove, door to:

En-Suite 11' 7" x 7' 11" (3.53m x 2.41m)

A striking room with vaulted ceiling and remote controlled skylight, UPVC double glazed arched shaped window to rear elevation, roll-top bath, wash hand basin set in vanity unit, composite stone walk-in shower cubicle with mains shower and additional rainfall shower head, traditional high level cistern and WC, underfloor heating and heated towel rail.

Bedroom Two 15' 4" x 14' 3" (4.67m x 4.34m)

Coved ceiling, picture rail, UPVC double glazed window to front elevation with fitted shutters, radiator.

Bedroom Three 12' 2" x 11' 1" (3.71m x 3.38m)

Coved ceiling, picture rail, UPVC double glazed window to side elevation with fitted shutters, radiator.

Bedroom Four 9' 5" x 8' 6" (2.87m x 2.59m)

Coved ceiling, picture rail, UPVC double glazed window to side elevation, feature fireplace, wardrobe to alcove.

Bedroom Five 12' 2" x 9' 1" (3.71m x 2.77m)

Coved ceiling, picture rail, UPVC double glazed window to front elevation, feature fireplace, radiator.

W.C

Obscured UPVC double glazed window, tiling to half wall and floor, close coupled WC.

Bathroom

Obscured UPVC double glazed window to side elevation, inset spotlights, extractor fan, panelled bath with mixer tap and mains shower over, wash hand basin set in vanity drawer unit, ladder-style radiator, fitted mirror, tiled walls and floor.



Outside

The property enjoys gardens to the front and rear. The front garden is enclosed by a brick wall and hedging, laid to lawn with flowers and shrubs to borders.

The driveway, with EV charging point, is to the side of the property and accessed from Brodrick Avenue, with (in our opinion) potential to extend the parking area along the front side of the property.

The rear garden is a truly remarkable feature of this home, also laid to lawn with attractive borders, irrigation watering system, and enclosed by fencing. There is a large patio area ideal for al fresco dining underneath a contemporary pergola with an adjustable roof for flexible shade options, built-in hot tub, and lighting that extends throughout the garden.

Garage

The garage is accessible from Brodrick Avenue and provides storage.

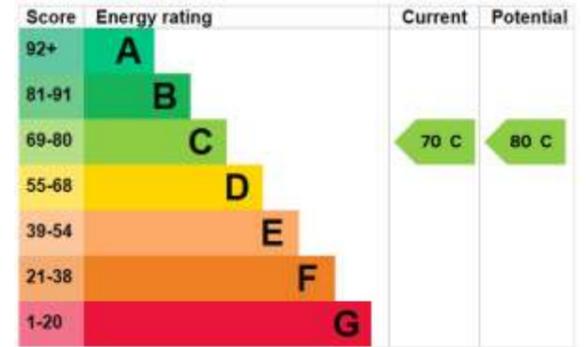
Vendor Information

The Vendors advise of the following improvements:

- Fully Rewired.
- Fully Replumbed with new heating system including boiler and radiators.
- Re-laid joists and floors.
- Fully replastered ceilings and walls throughout.
- Coving throughout is traditional hand-made plaster coving.
- The bedrooms have USB sockets.
- The Study and Sitting Room have hard wired Cat 8 cable, with gigabyte internet available throughout house.
- Feature lighting throughout.
- All windows replaced.

General Information

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



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£879,995

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