



14 Craneswater Park, Southsea, Hampshire, PO4 0NT

 FINE & COUNTRY

£1,500,000 - Freehold



Features

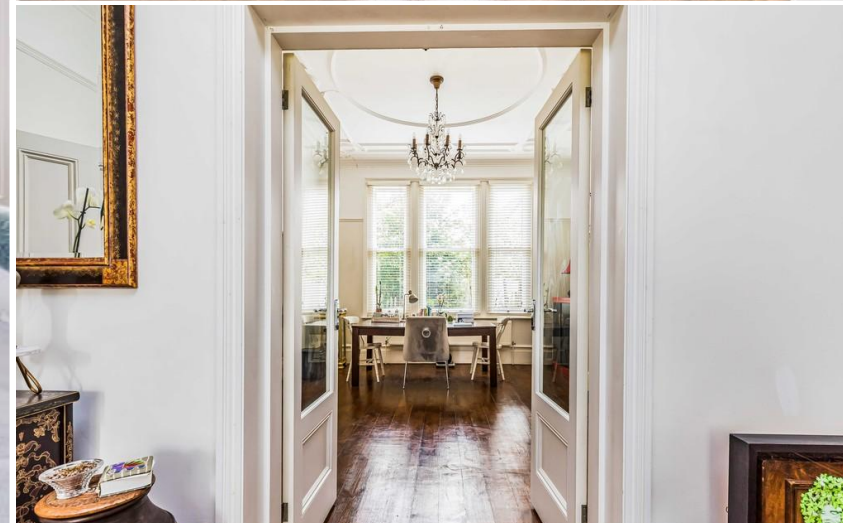
- A Substantial Detached Edwardian Villa
- Six Bedrooms, En-Suite & Dressing Room
- Three Spacious Reception Rooms
- 23' Kitchen/Breakfast Room

PROPERTY SUMMARY

The area of Craneswater is considered by many to be one of the best locations within the City as it is located in a position that takes advantage of both city and seaside living, it is only a short walk from the Albert Road cosmopolitan dining and entertaining area, the seafront with its beach cafes and views across the Solent as well as the popular Canoe Lake, nine hole golf course, Portsmouth Cricket Club and Court X Tennis Club with its pavilion and tournament grade courts.

Also, within a short distance there are further benefits of the International Ferry Port, commutable road and rail links to London, highly regarded private schooling and the popular Gunwharf Quays leisure and retail facilities. The property sits behind a high brick wall, set back from road in a corner position with gated off-road parking, side pedestrian access leading to an enclosed front garden. The accommodation is arranged over five primary floors which are split with mezzanine levels at the rear and provides

3700 sq ft of living space with a covered porch, large hallway, drawing room, dining room, snug, cloakroom and a 23' kitchen incorporating a breakfast area on the ground floor with a lower utility/cellar/stores. On the upper levels are six bedrooms and three bathrooms (two en-suites). Offered with an enclosed front & rear garden, gas fired central heating, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

From Craneswater Gate is a high brick retaining wall with pedestrian gate and twin wrought iron vehicular gates leading to large lawned front garden with mature shrubs, evergreens and bushes, large curved paved area with outstanding tree surrounds, covered porch with quarry tiled inlay, to the left hand side of the house is a wide paved pathway leading to rear garden. Twin storm doors with glazed panel above leading to:

PORCH

Quarry tiled flooring, original internal door with leadlight stained glass panels and matching panels to either side and over leading to:

HALLWAY

13' 10" x 11' 8" (4.22m x 3.56m) High ceiling with maximum height 24'6", ceiling coving, rose and spotlights, balustrade staircase rising to first floor, wooden flooring, radiator, dado rail, steps down to lower mezzanine to rear with glass fronted dresser to one wall.

DRAWING ROOM

21' 2" into bay window x 16' 3" (6.45m x 4.95m) Large double glazed bay window to front southerly aspect, stripped and stained floorboards, central chimney breast with slate surround fireplace, cast iron arched inlay and slate hearth, high skirting boards, high ceiling with ornate rose, coving and cornicing, picture rail, panelled door with architraves, radiator, twin glazed doors leading to:



DINING ROOM

15' 10" x 14' 3" (4.83m x 4.34m) High ceiling with original coving and coving, picture rail, central chimney breast with feature surround fireplace with tiled inlay and mirror over, sash windows to rear aspect overlooking garden with radiator under, high skirting boards.

CLOAKROOM

Arched topped window to front aspect, ceiling coving, to be fitted – close coupled w.c. and wash hand basin.

SNUG

13' 4" x 11' 4" (4.06m x 3.45m) Three feature windows to one corner with blinds, radiator, central chimney breast with wood surround fireplace, cast iron inlay and tiled surrounds, ceiling coving, picture rail.

REAR MEZZANINE

Door to cellar/basement, door to:

KITCHEN/BREAKFAST ROOM

23' 9" x 12' 11" (7.24m x 3.94m) Balustrade staircase rising to dining room, tiled flooring, twin double glazed doors with windows to either side leading to rear garden, door to hallway, ceiling coving, arched borrowed light window to hallway.

KITCHEN

Peninsular style divide with quartz surface, walnut fronted wall and floor units with matching quartz surface, three windows to rear aspect and one to side, inset sink unit with drainer to one side, two dresser style units with glazed doors and shelving, corner display shelving, range of Miele built-in appliances including double ovens, microwave, steamer, coffee machine and plate warmer with cupboards over and under. Space for American style fridge/freezer with cold water supply and tall cupboard to one side, inset Miele single ring gas hob with induction hob to one side and stainless steel extractor hood, fan and light over, integrated dishwasher, central plinth with lighting over, basket and pan drawers.

BASEMENT/CELLAR

Incorporating three rooms.

ROOM 1

9' 0" x 7' 1" (2.74m x 2.16m) Ceiling height 6'4", tiled flooring, ceiling spotlights, doorway to:

ROOM 2

12' 4" x 11' 0" (3.76m x 3.35m)

ROOM 3

7' 10" x 5' 0" (2.39m x 1.52m)

FIRST FLOOR REAR MEZZANINE

Landing, doors to:

BOILER CUPBOARD

Hot water cylinder, pump system and wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested).

BATHROOM

Shower cubicle with drying area to one end, drench style hood, separate shower attachment and wall mounted controls, chrome heated towel rail, close coupled w.c., frosted window to rear aspect, wall mounted wash hand basin with mixer tap, mirror fronted cabinet with light over, extractor fan, ceiling spotlights, double ended panelled bath with wall mounted taps and separate shower attachment, window to rear aspect, marble tiled surrounds.

BEDROOM 3

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed window to rear aspect overlooking garden, ceiling rose and coving, radiator.

FIRST FLOOR

Large primary landing with twin windows to front aspect, radiators with covers over, staircase rising to upper floor, high ceiling with coving and rose.

BEDROOM 1

21' 2" into bay window x 16' 4" (6.45m x 4.98m) Double glazed bay window to front aspect with blinds, radiator, central chimney breast with feature surround fireplace, cast iron inlay with tiled hearth and tiles to either side, shelf and circular mirror over, ceiling rose and coving, picture rail, dimmer switch, door to:



EN-SUITE DRESSING ROOM

9' 10" to front of built-in wardrobes (13'1" max) x 9' 4" maximum (3m x 2.84m) Range of built-in wardrobes to all walls with hanging space and shelving, ceiling coving and spotlights, central chimney breast with built-in wardrobe to one side, feature surround fireplace with cast iron inlay, tiled inset and hearth, circular mirror over, square opening leading to:

BATHROOM

14' 2" x 6' 6" (4.32m x 1.98m) Marble tiled to picture rail level, ceiling coving, double glazed window to rear aspect with blind, concealed cistern w.c., shower cubicle with French style hood and separate shower attachment, recessed shelving, twin sinks with wall mounted mixer tap and cupboards under, mirror fronted cabinets over, tiled flooring with underfloor heating, chrome heated towel rail, double ended free standing bath with separate filler and shower attachment, matching tiled flooring with underfloor heating.

BEDROOM 2

13' 4" x 11' 3" (4.06m x 3.43m) Feature surround fireplace with cast iron inlay and tiled hearth, radiator, three windows to side aspect with blinds, ceiling coving, dimmer switch.

SECOND FLOOR

Landing with balustrade, doorway leading to internal hallway, staircase rising to top floor.

BEDROOM 4

13' 0" x 11' 5" (3.96m x 3.48m) Window to rear aspect with radiator under.

BEDROOM 5 / HOME OFFICE

11' 7" x 9' 6" (3.53m x 2.9m) Window to rear aspect, radiator, built-in double doored wardrobes/cupboard with hanging space and shelving, understairs cupboard.

TOP FLOOR

Landing, door to loft space.

SPLIT-LEVEL BEDROOM 6

25' 1" x 9' 5" (7.65m x 2.87m) Measurements taken from approximately 3'0" off floor level with eaves to side ceilings restricting headroom, access to loft storage space, three skylight windows.

UPPER FLOOR

13' 11" x 7' 8" (4.24m x 2.34m) Mezzanine landing area, twin dormer windows to front aspect with sea views, staircase down to playroom / snug 9'10" x 8'6" with balustrade and dormer window to side aspect, door to:

EN-SUITE BATHROOM

Eaves to side and rear ceiling restricting headroom, skylight window, heated towel rail, tiled surrounds, Jacuzzi style bath with wall mounted taps and shower attachment over, recessed sink unit with circular wash hand basin, tiled surrounds and shelving to one side, underfloor heating, concealed cistern w.c. with shelf over.

OUTSIDE

Directly to the rear from the breakfast room is a low maintenance paved garden ideal for 'al-fresco' dining with high retaining wall, raised lawned area, rendered raised flower borders with ornate bamboo surrounds.

AGENTS NOTES

Council Tax Band G - Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

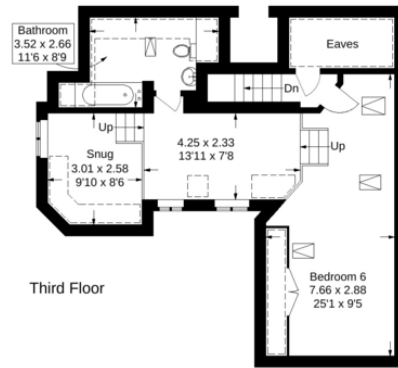
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))

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.

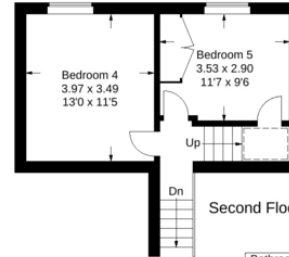


Craneswater Park, Southsea

Approximate Gross Internal Area = 337.8 sq m / 3636 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 11.5 sq m / 124 sq ft
Total = 349.3 sq m / 3760 sq ft



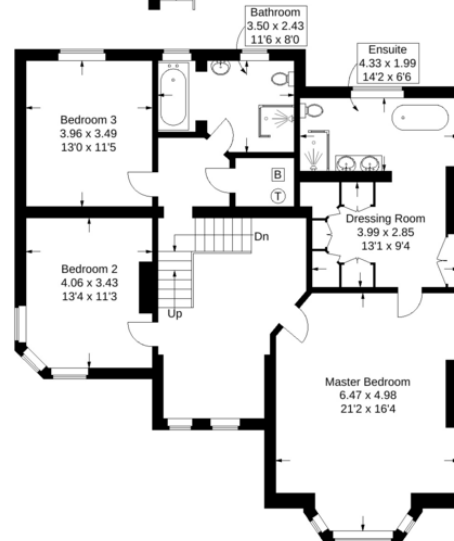
Third Floor



Second Floor



Lower Ground Floor



First Floor

Ground Floor

Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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.

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