



'YARBOROUGH LODGE'

35 ST. EDWARDS ROAD, SOUTHSEA, HAMPSHIRE



Yarborough Lodge



'Yarborough Lodge' is a rather grand, substantial family home which is tucked away behind a rendered and painted retaining wall, providing both privacy and the feeling of being in the rural setting. Within the walls of this surprisingly large town garden are two feature areas for alfresco dining as well as gated car parking facilities. It's a flexible home with plenty of space for a large family or those who need plenty of space for entertaining and putting up guests. With over 2900 sq ft of living accommodation arranged over four floors it makes it easy to work from home, to indulge in hobbies that need space or just to find your own peace. Located right in the heart of Southsea, in walking distance from the shops, highly regarded schools including Portsmouth Grammar, Portsmouth High School and St. Johns College, as well as the historic waterfront it's a perfect home for all generations. The accommodation comprises entrance level with fitted study, cloakroom and drawing room, with the master bedroom with ensuite and second bedroom on the upper floor and a further two bedrooms and bathroom on the top floor. On the lower ground floor there is a large open plan kitchen/breakfast room with family area, utility room and formal dining room. The wrap around garden includes lawned areas, patio areas, gated car parking and a former garage which is currently used as a gym. The well proportioned rooms with large windows provide a light, bright and airy atmosphere, tucked away being high retaining walls, yet within the heart of the town, viewing is strongly recommended.





ENTRANCE:

Painted and rendered pillared gateway with twin wooden gates leading to an enclosed front garden with mature trees, evergreen and well stocked borders. Driveway with parking for approx two cars. High wooden gates leading to side courtyard style garden. Slate paving leading to original granite steps rising to main front door with glazed panel leading to:

PORCH:

Feature arched window to side aspect, black and white tiled flooring, internal main front door with black furniture and window over leading to:

HALLWAY:

L-shaped with feature arched window to side aspect with shutters, high skirting boards. High ceiling with coving and ceiling rose, dado rail, radiator with cover over. Balustrade staircase rising to all floors, steps leading to the ground floor to the rear via glazed panel door.

DRAWING ROOM:

18'0" x 14'0"

High ceiling with central ceiling rose and coving, picture rail, high skirting boards and architraves. Panelled door, dimmer switch, radiator with cover over, power point. Stone surround fireplace with tiled hearth and living flame coal effect gas fire (not tested) and grate. Second radiator with cover over. Full height sash style window to front aspect overlooking garden with original shutters. Power points.



- A Gracious Family Home within Conservation Area
- Over 2900 Sq ft of Living Accommodation
- Four Bedrooms & Four Reception Areas
- Gated Car Parking & Feature Wrap Around Garden

STUDY/HOME OFFICE:

17'9" x 14'0

Feature full height window to side aspect with wooden shutters. High ceiling with central ceiling rose and coving. Panelled door and architraves, high skirting, power points. Radiator with cover over. Window to rear aspect. Range of built-in book and storage shelving, storage cupboards. Dimmer switches and power point.

FIRST FLOOR:

Mezzanine landing with feature arched lead light stained glass window to rear aspect, dado rail, staircase to main landing. Walk-in storage cupboard with window to rear aspect and range of shelving.

MAIN LANDING:

Main landing with staircase rising to upper floor. Radiator, dado rail, high skirting boards.

MASTER BEDROOM:

15'10" x 14'0" measurements to front of range of built-in wardrobes, floor to ceiling with hanging space and shelving. Central chest of drawers and storage cupboards over. Ceiling rose and coving, sash style window to side aspect with radiator under. Further range of built-in wardrobes, door to hallway, power point, dimmer switch. Twin doors leading to:

En-Suite Shower Room: 10'7" x 6'8"

Corner shower cubicle with curved screen and central shower with drying area. Fully ceramic tiled to floor and walls. Wash hand basin with chrome legs, shelving and towel rail. Low level w.c., wall lights, chrome heated towel rail and radiator with roll top. Sash style window to side aspect with shutters, ceiling coving.

BEDROOM 2: 16'0" x 13'10"

Sash style window to front aspect overlooking garden. Radiator; panelled door; high ceiling with central ceiling rose and coving. Surround fireplace with cast iron arch inlay and tiled hearth, power points. Built-in wardrobe with hanging space and shelf.

SECOND FLOOR:

Mezzanine landing to rear; built-in double doored storage cupboard. Staircase rising to top floor. Skylight window.

FAMILY BATHROOM:

White suite comprising panelled bath with mixer tap, separate shower over with shower screen. Contemporary style wash hand basin with mixer tap, close coupled w.c. Double glazed window to rear aspect. Fully ceramic tiled to floors and walls. Heated towel rail, panelled door.

TOP FLOOR

MAIN LANDING:

Built-in storage cupboard with a range of shelving.



BEDROOM 3:

23'4" maximum x 10'9" to front of chimney breast.

Dormer window to front aspect. Wood surround fireplace with cast iron arch inlay. Ceiling spotlights, double radiator; power points. Feature arched dormer window to side aspect with arch window. TV aerial point, power points.

BEDROOM 4: 14'0" x 12'0"

Feature arch window to side aspect with views towards Spinnaker Tower and No.1 Building. Range of built-in wardrobes, panelled door, dimmer switch, power points.





GROUND FLOOR:

Mezzanine to rear with double glazed door leading to rear garden. Staircase leading to lower ground floor:

SEPARATE W.C.:

Low level w.c., pedestal wash hand basin with tiled splashback, extractor fan, tiled floor:

OPEN PLAN KITCHEN:

Including Breakfast area and Family area. 20'10" decreasing to 13'6" x 23'0"

Kitchen area: Comprehensive range of wood fronted wall and floor units with granite work surface and splashback. Power points, under unit light. Gas/electric 'Nobel' dark navy range cooker with twin hot plates and ovens under; glass tiled splashback. Gas 'Domino hob' with twin rings, storage cupboard incorporating vegetable drawers, double depth pan drawers, separate basket drawers and tall unit over. Ceramic tiled flooring, space for free standing American style fridge/freezer with cold water supply. Dimmer switch, power points, ceiling spotlights and coving. Inset twin butler sink with mixer tap, waste disposal, granite surround and cupboard space under. Integrated dishwasher with matching door; integrated bin drawer and corner unit. Window to side aspect. Large arched understairs storage cupboard/wine store. Radiator with cover over: Door to dining room, door to:



UTILITY ROOM:

10'8" x 5'8" decreasing to 4'9" at narrowest point.

Window to side aspect, tiled floor. Work surface with washing machine point, space for tumble dryer; fluorescent tube lighting, panelled door with glazed panels. Inset single sink.

DINING ROOM:

17'8" x 14'0"

Karndean flooring, twin glazed doors leading to family area in kitchen, dimmer switch, radiator with cover over. Central chimney breast with architrave surround and coal effect gas fire with tiled hearth. Door to front aspect with window to one side leading to front garden, power points.

OUTSIDE:

To the front there is a pillared gateway with rendered and painted pillar and arch top double gates with letter box leading to a driveway with car parking for approximately three cars. Further gates leading to garage/gym, flower and shrub borders. Pathway with curved brick retaining walls, raised flower beds, shrubs, evergreens and bushes. External meter cupboard and steps leading down to lower ground floor. Steps leading to main front door. To the left hand side of the property are quadruple folding wooden gates, separate panel to one side leading to private courtyard. Courtyard garden laid to paving with flower and shrub borders and mature trees. To the rear of the property there is a walnut tree and further patio area with external storage sheds and cupboards.

HOME OFFICE/ GYM:

Formerly used as garage with bi-fold doors and glazed arched roof over. Twin doors to side, ceiling spotlights, double door storage cupboard to one end, range of shelving. Feature vaulted ceiling with arched windows to front aspect.

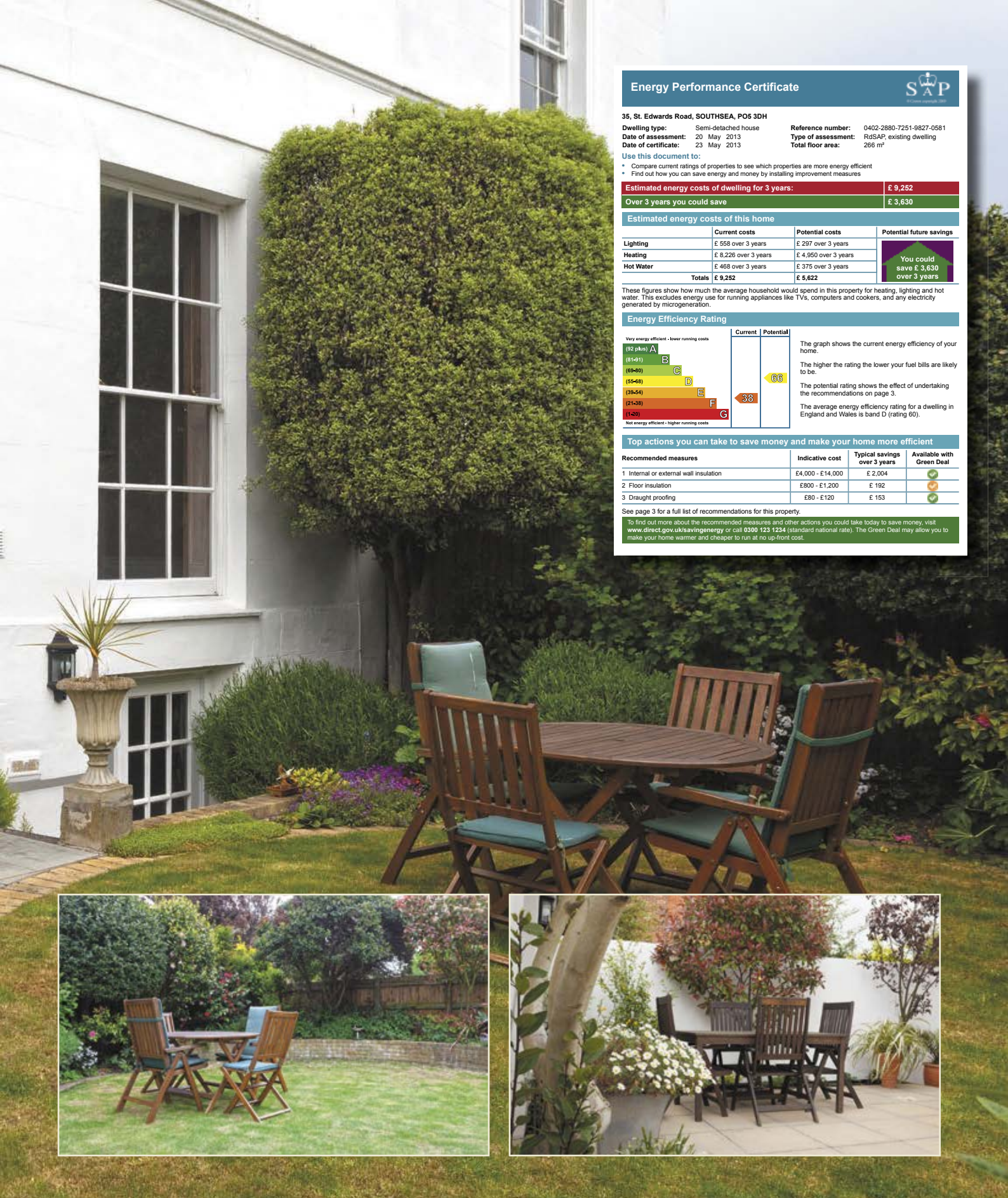


Additional Information

Services:	Mains gas, water and electric
Local Authority:	Portsmouth City Council
Band:	F
Postcode:	PO11 0SE
Viewing:	By prior appointment through Fine and Country Drayton's office on 023 93 277277

Directions:

From Marmion Road bear left into Grove Road South, taking the second road on left hand side into the Retreat, bear left into St. Edwards Road where Yarborough Lodge can be found a short distance along on the right hand side opposite the junction with Queens Place..



Energy Performance Certificate



35, St. Edwards Road, SOUTHSEA, PO5 3DH

Dwelling type: Semi-detached house
Date of assessment: 20 May 2013
Date of certificate: 23 May 2013

Reference number: 0402-2880-7251-9827-0581
Type of assessment: RdSAP, existing dwelling
Total floor area: 266 m²

Use this document to:

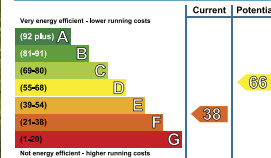
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,252
Over 3 years you could save	£ 3,630

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 558 over 3 years	£ 297 over 3 years	
Heating	£ 8,226 over 3 years	£ 4,950 over 3 years	
Hot Water	£ 468 over 3 years	£ 375 over 3 years	
Totals	£ 9,252	£ 5,622	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,004	
2 Floor insulation	£800 - £1,200	£ 192	
3 Draught proofing	£80 - £120	£ 153	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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fineandcountry.com