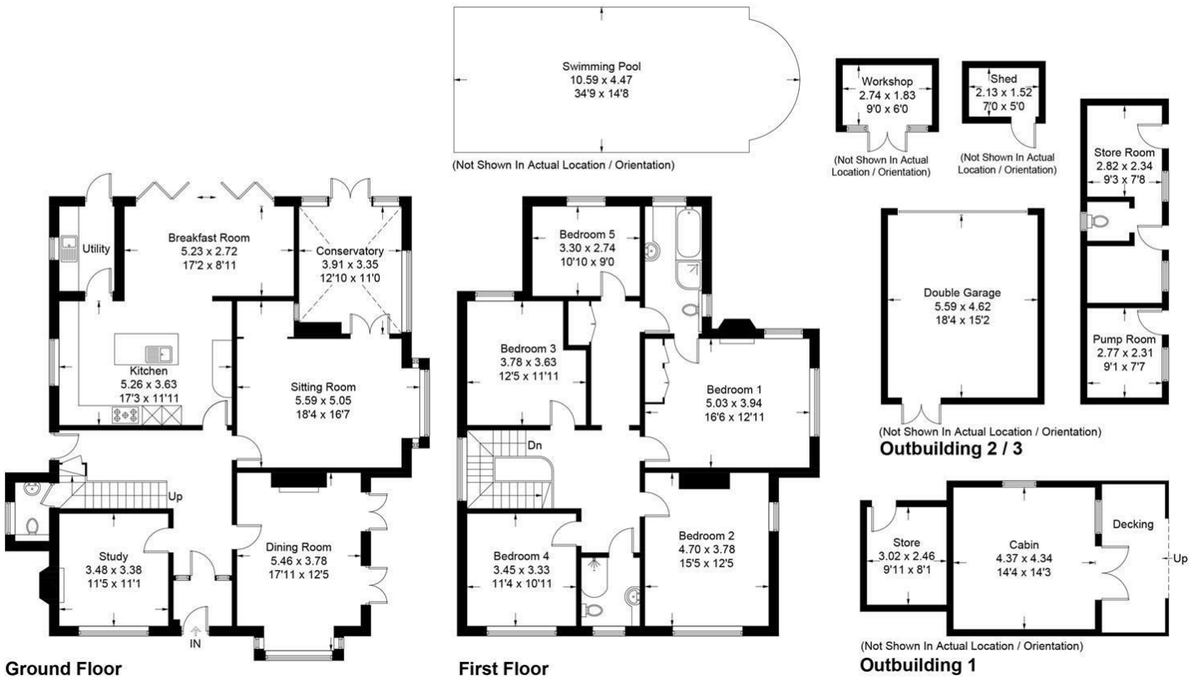
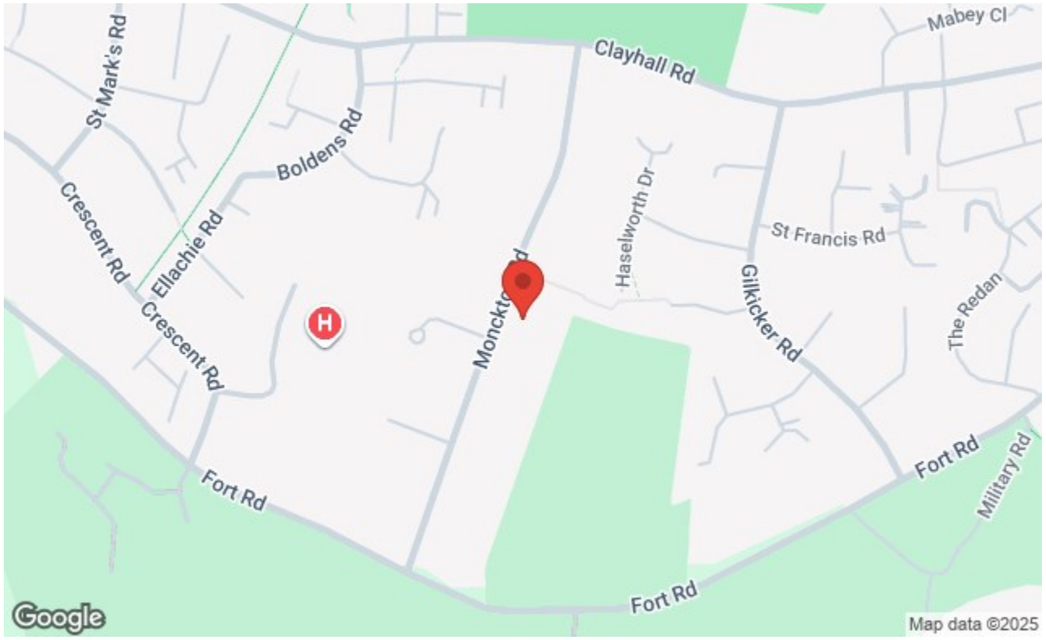
Monckton Road, PO12

Approximate Gross Internal Area = 245.3 sq m / 2640 sq ft
Outbuildings = 81.5 sq m / 877 sq ft
Total = 326.8 sq m / 3517 sq ft
(Excluding Swimming Pool)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1128168)



97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £980,000

33 Monckton Road, Alverstoke PO12 2BG

bernards THE ESTATE AGENTS

5 3 4

HIGHLIGHTS

- DETACHED FAMILY HOME
- SPREAD OVER 3,517SQFT
- NO ONWARD CHAIN
- 1/3 ACRE PLOT
- HEATED SWIMMING POOL
- REMODELLED BY CURRENT OWNER OF 20 YEARS
- 1800's HOME FULL OF CHARACTER AND CHARM
- FIVE BEDROOMS
- BEAUTIFUL KITCHEN DINER
- 10FT HIGH CEILINGS THROUGHOUT

Monckton Lodge is a stunning and unique 1895 detached home, finds period charm meeting modern luxury. Lovingly transformed by the current owners over the past 20 years, this property seamlessly blends character with contemporary design and functionality.
Set on a generous plot of approximately 1/3 acre, this 3517 sq ft home is located just a short walk from Stokes Bay and Alverstoke beachfront. Upon arrival, you are greeted by an in-and-out driveway and a double garage, offering plenty of parking for family and guests alike.

Step inside to discover the perfect balance of historic elegance and modern sophistication. The ground floor boasts a spacious open-plan kitchen and dining area, the heart of the home, featuring a central island, triple oven set, hot water tap, wine cooler, and bi-folding doors that open out to the tranquil rear garden. A convenient utility room ensures that everyday tasks remain out of sight. The ground floor also includes a beautiful sitting room with a charming fireplace, a formal dining room, a home office, and a downstairs W/C, all with soaring 10ft ceilings, original cornices, ceiling roses and sparkling crystal chandeliers.

As you ascend the staircase, adorned with a stunning original stained glass window, you'll find five generously sized double bedrooms on the first floor, each with fitted storage. The master suite benefits from a Jack-and-Jill ensuite and serene views over the rear garden and the fields beyond. The remaining bedrooms share a well-appointed family bathroom.

The outdoor space is a true sanctuary, with an expansive lawn surrounded by mature borders for complete privacy. Enjoy the luxury of an 8ft deep heated swimming pool, perfect for relaxing or entertaining on warm days. The garden also features large patios, a garden cabin, and outbuildings that offer potential for conversion into changing facilities or an annex (subject to planning permission).

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

KITCHEN DINER
22'9" x 20'9" (6.94 x 6.35)

SITTING ROOM
8'5" x 16'6" (2.59 x 5.05)

DINING ROOM
17'10" x 12'4" (5.46 x 3.78)

STUDY
11'5" x 11'1" (3.48 x 3.38)

CONSERVATORY
12'9" x 10'11" (3.91 x 3.35)

UTILITY ROOM

DOWNSTAIRS W/C

BEDROOM ONE
16'6" x 12'11" (5.03 x 3.94)

BEDROOM TWO
15'5" x 12'4" (4.70 x 3.78)

BEDROOM THREE
12'4" x 11'10" (3.78 x 3.63)

BEDROOM FOUR
11'3" x 10'11" (3.45 x 3.33)

BEDROOM FIVE
10'9" x 8'11" (3.30 x 2.74)

BATHROOM

JACK AND JILL ENSUITE BATHROOM

DOUBLE GARAGE
18'4" x 15'1" (5.59 x 4.62)

CABIN
14'4" x 10'11" (4.37 x 3.34)

OUTBUILDINGS INCLUDING STORE AND PUMP ROOM

SWIMMING POOL
34'8" x 14'7" (10.59 x 4.47)

EPC - C

COUNCIL TAX BAND - G

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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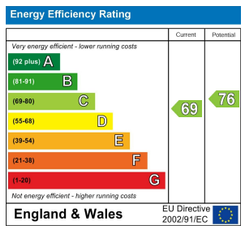
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE
Freehold



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