SOLD BY
Sarah Oliver

Call: 02394 217317
Whatsapp: 0793 283 1587
Email: sarah@soldby.uk
Social media: @soldbySarahOliver
Website: www.soldby.uk



28 Down End Road

Drayton, Portsmouth, PO6 1HU

Offers in excess of £899,999

5 3 3 C





28 Down End Road

Drayton, Portsmouth, PO6 1HU

Offers in excess of £899,999







An Elegant and Elevated Edwardian Residence with Panoramic Views – Welcome to Walden

Perched proudly in one of Drayton's most sought-after elevated positions, Walden is a truly remarkable detached Edwardian family home. Symmetrically designed and rich in architectural charm, this commanding residence boasts an impressive frontage and offers far-reaching, uninterrupted views across the City of Portsmouth, Langstone Harbour, and Hayling Island. From its stately curb appeal to its thoughtfully extended and beautifully presented interiors, this is a property that effortlessly blends traditional elegance with modern family living.

Set back from the road and occupying a generous plot, the home offers approximately 2,730 sq ft of living accommodation arranged over three spacious floors. The approach to the house is striking, with a grand, covered veranda running the width of the façade—ideal for taking in the breathtaking vistas or enjoying morning coffee in peace. Period-style sash double glazed windows complement the classic Edwardian proportions, while contemporary enhancements ensure both comfort and efficiency throughout the seasons.

Upon entering Walden, the sense of space and quality is immediately apparent. The welcoming hallway sets the tone, leading you into a number of beautifully appointed rooms. At the front of the home, a formal sitting room offers a cosy yet sophisticated space to unwind, complete with feature fireplace and a large window framing those sweeping views. Adjacent to this is a versatile study or home office—perfect for professionals or those requiring dedicated workspace.

To the rear of the property lies the heart of the home: a stunning open-plan kitchen, dining, and living area. This expansive space has been thoughtfully designed with family life and entertaining in mind. The kitchen is well-equipped and opens seamlessly into a vaulted living and dining space, flooded with natural light through large windows and skylights. French doors connect this hub of the home to the private rear garden, creating a perfect flow between indoor and outdoor living. Also on the ground floor is a stylish shower room and a practical utility room, offering excellent functionality for busy family life.

Upstairs, the first floor provides four generously sized double bedrooms, all decorated in a neutral palette and offering a calm and restful atmosphere. The large family bathroom is well-appointed with both a bath and separate shower, catering to the needs of a growing household.

Occupying the entire top floor is the luxurious primary suite—a true sanctuary. This beautifully designed space comprises a spacious double bedroom, a separate dressing room, and a modern en-suite shower room. With elevated views and privacy in abundance, this suite offers an enviable retreat from the rest of the home.

Outside, the rear garden is enclosed and thoughtfully landscaped, providing a combination of decked and paved areas ideal for entertaining, dining al fresco, or relaxing in the sun. Mature planting offers privacy and structure, while pedestrian access is available from both sides of the property. Within the grounds are two practical storage sheds, a garage, and an expansive driveway providing ample off-road parking for

multiple vehicles.

Walden's location is another major draw. Situated in an elevated part of Drayton, the home enjoys one of the finest residential settings in the area. It falls within the catchment area of the highly regarded Court Lane and Springfield Schools (subject to confirmation), making it an ideal choice for families. Local amenities, transport links, and recreational facilities are all within easy reach, yet the home retains a peaceful and private atmosphere thanks to its set-back position and mature surroundings.

This is a rare opportunity to acquire a substantial and stylish period property that not only offers generous accommodation and exceptional views but also caters to the demands of modern family life. The blend of classic Edwardian character and contemporary open-plan living makes Walden truly stand out from the crowd.

Early viewing is highly recommended to fully appreciate the scale, elegance, and outstanding location of this unique home.









Road Map



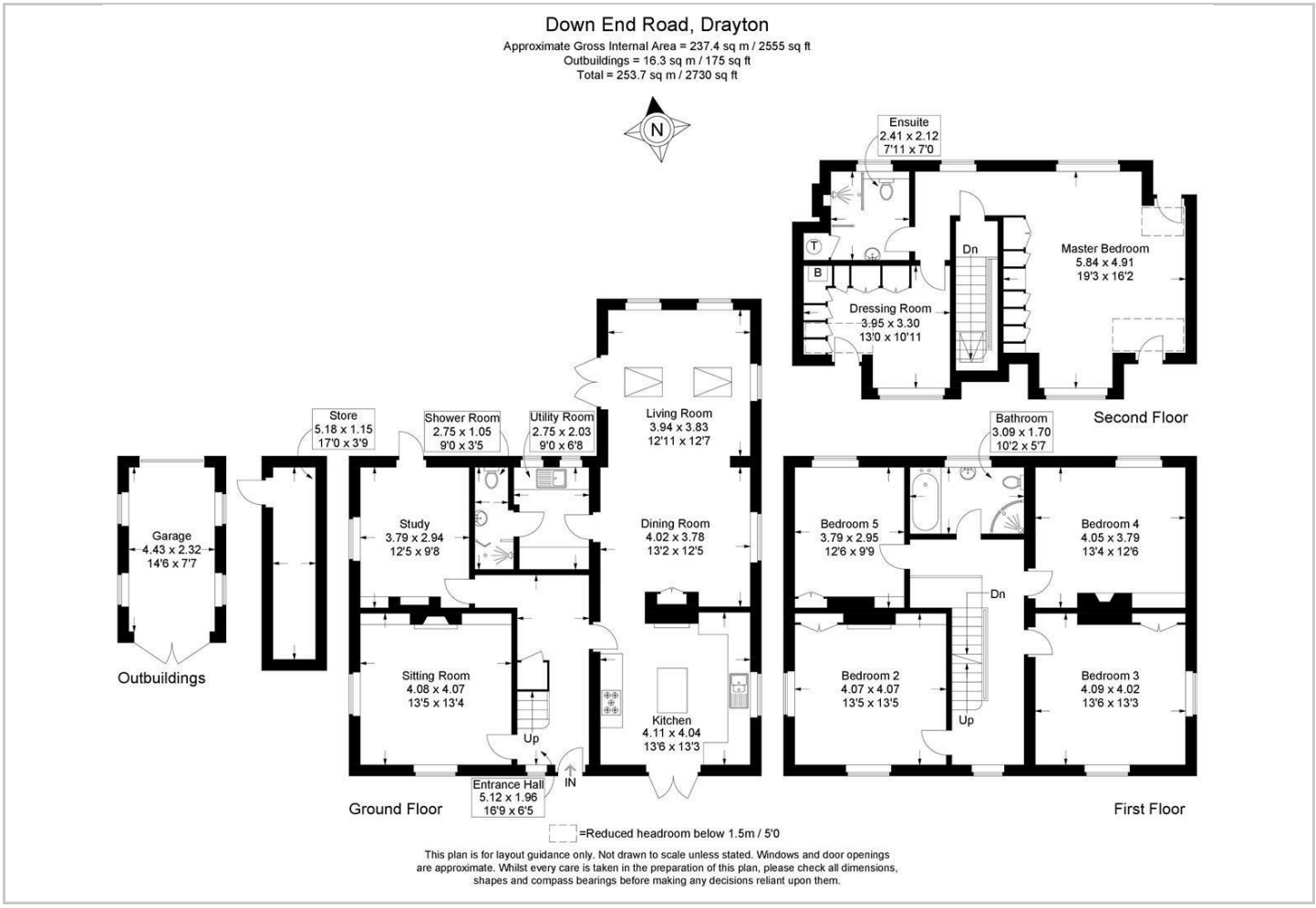
Hybrid Map



Terrain Map



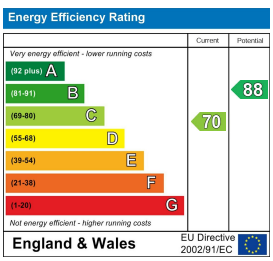
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.