



2 Brankesmere House, Queens Crescent, Southsea, Hampshire



2 Brankesmere House, Queens Crescent, Southsea, Hampshire PO5 3HT

A wing of a striking Grade II Listed property offering a wealth of historic, character features, set in delightful landscaped gardens

Portsmouth Harbour train station 1.3 miles,
Portsmouth Ferry Terminal 2.5 miles, M27, 4
miles, Chichester 19 miles, Southampton 21
miles, M3 (Junction 14) 22 miles

Sitting/dining room | Sitting/family room
Kitchen/breakfast room | Cloakroom | 2nd
Sitting room | Cinema room | Gym | Utility
Shower room | Principal bedroom with en suite
bathroom | 3 Further bedrooms | 2nd Shower
room | Terrace | Balcony | Garden room | Garden
EPC Rating E

The property

With elevations of red brick, elaborate timber framing and pargetting, 2 Brankesmere House showcases an eclectic-mix of Jacobean, Tyrolean and French influences. With a history of serving as a police station and social services offices, the villa is now restored to an elegant, beautifully-presented family residence. Accommodation is arranged over three levels and on the ground floor a stylish sitting/dining room, with fireplaces to two aspects, offering the perfect setting for hosting guests with French doors to the terrace allowing a seamless transition from the inside to the outside. The light-filled kitchen/breakfast room is fitted with bespoke cabinetry topped with stone worksurfaces and features an island unit for informal dining. A second reception room at this level offers a quiet retreat, with a spiral staircase incorporated within the westerly turret providing a route down to the lower ground floor where a cinema room offers a family leisure space. Also at this lower level, are a gym

with adjoining shower room, a second sitting room, a utility, store and boiler room. The first floor accommodation comprises a luxurious, principal bedroom with en suite bathroom, walk-in wardrobe and doors which open to a south-west balcony. There are two further bedrooms, with one enjoying the quirky architecture of the turret, along with a shower room. The fourth bedroom is situated on the lower ground floor, offering options for flexible use depending on requirements.

Outside

With mature trees to the boundaries, 2 Brankesmere House enjoys a good degree of privacy in the heart of its residential setting, with the beautifully landscaped gardens providing a secluded, outdoor haven. A raised terrace adjoins the rear of the house, enjoying a south-westerly aspect and an outlook over the natural swimming pond. This area provides the perfect spot to relax or dine, with steps leading down to a terrace beside the water. Aquatic plants decorate the pond and a rustic, wooden bridge provides a route over to a summerhouse with a series of steps leading to the water's edge. A low wall and line of trees front the street and stone pillars with a wrought-iron gate mark the entrance to the property with a paved driveway leading to the house providing parking for a number of vehicles.

Location

2 Brankesmere House is situated within the highly desirable Owen's Conservation area of Southsea, designed principally by Thomas Ellis Owen, where a combination of the architecture, abundance of trees and road layout have given this setting a distinctive, picturesque character. Queens Crescent is in close proximity to the seafront, Southsea Common and Palmerston Road shopping precinct with its popular restaurants and cafés, along with independent shops, artisan bakery and a Waitrose. Gunwharf Quays with numerous restaurant and the landmark Spinnaker Tower is also close by.











