

Marine House

Region: The South East **Sleeps:** 20

Overview

It is not always easy to find a very large holiday home that will sleep up to twenty guests, but the magnificent Marine House does just that. Not only is it extremely spacious, it has been totally renovated to provide luxurious bedroom suites and gorgeous living spaces. The location is just brilliant, moments from the Southsea's beach, model village, piers, castle and its ever popular Canoe Lake. This wonderful location is perfect for groups of friends or all the generations of a family that want to spend time together on the beach or visiting the many attractions of the lively, vibrant city of Portsmouth. History lovers, shoppers, fine diners and just about everyone else adore the area and a little further afield you can visit the wonderful towns and cities of Chichester, Winchester and Lymington and the charming villages sprinkled across the New Forest. You could even pop over to the Isle of Wight for the day!

Marine House has been lovingly modernised and refurbished to an extremely high standard making it feel like a luxury boutique hotel. Throughout, you will discover bright and airy contemporary living spaces and nine superb, fabulously appointed bedrooms, all with immaculate, contemporary ensuite bathrooms. It is a great house for a special occasion with its superb dining room that seats all twenty guests, a fabulous bar where you can serve delicious cocktails or glasses of your favourite tippie, a lavish lounge and a super cool cinema room, perfect for those teenagers or little ones that are tired after a busy day. The interior designers have waved their magic wands to offer elegant, beautifully finished spaces together with an impressive range of treats including a sauna and jacuzzi. The back garden may not be huge but the space is used brilliantly for alfresco dining and a cabin where you will find some of the treats and a delightful sheltered lounge area.



The discerning chefs amongst you will be delighted to find an immaculate, spacious kitchen on the lower floor with the very best appliances including two ovens, a built-in microwave, a dishwasher, a huge American-style fridge freezer and instant boiling water, perfect for large groups. It is a very sociable space so guests can keep the chefs in your group company, perching on stools at the island with a glass of chilled wine. There is also a cute window seat if there are a crowd of you in the kitchen. Next door you will find your beautiful dining room with its giant dining table, bench seating and upholstered chairs. With a very attractive designer wallpaper, the room looks spectacular and is perfect for a celebratory meal. There is also a very handy laundry room tucked around the corner. There is access to the garden from this lower ground floor.

The ground floor is home to your remaining living spaces and one of your luxurious bedroom suites. The living room enjoys a striking royal blue and white colour palette, sumptuous sofas and love seats which everyone seems to rush for, a wonderful feature fireplace and a large television with Sky Q. Just next door is the highly impressive cinema room with its 85 inch screen, Apple TV, Netflix, Amazon TV and PS4. You might find it difficult to get your children to leave this brilliantly appointed room. There is a comfy corner sofa as well as two chairs that recline. There is usually a race for those too! At the far end of the hall, you will find the bar. It is just brilliant for groups of friends and family. Wannabe mixologists can have a lot of fun! Beyond the bar you will find a beautifully decorated, large bedroom suite comprised of one room with a comfy kingsize bed, an adjoining room with a single bed, a pristine ensuite shower room and access to the garden. This suite is ideal for a family with a child.

There are five gorgeous bedroom suites on the first floor, three with kingsize beds and ensuite shower rooms, one with a single bed and an ensuite shower room and another with fun bunk beds ideal for children. Children love them! Even this bedroom has its own shower room! All of the bedrooms are very tastefully finished, mostly neutral in colour palettes but with the odd splash of vibrant colour. You will find some contemporary wallpapers and a range

of luxury throws, curtains and scatter cushions. There is plenty of space for everyone's holiday wardrobe and crisp cottons and fluffy towels for all.

The remaining three bedroom suites are found on the second floor, one with a kingsize bed and ensuite shower room, another with a kingsize bed, indulgent in-room bath and an ensuite shower room and the final family room with a kingsize bed, two snuggler chair sofa beds, an in-room bath and an ensuite shower room. It is rare to find a holiday home with this many luxury bedroom suites!

Guests can spend their evenings dining alfresco in the garden, making use of the outdoor kitchen and barbecue house. While the young ones are busy enjoying a movie or on playstation, you might also enjoy a dip in the hot tub or a session in the sauna. There is a Sonos sound system throughout the house so you can listen to your favourite tunes while you relax. You will not regret booking Marine House for your get together, that is for sure!

Facilities

Villa • Walk to Beach • Ideal for Xmas/NY • Ideal for Parties • Wi-Fi/Internet • Beach Nearby • Easy By Train • Walk to Village • Cots (Cribs) • Instagrammable • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Lower Ground Floor

- Fully-equipped kitchen with 2 x ovens, induction hob, microwave, instant boiling water tap, 2 dishwashers & American-style fridge freezer
- Dining room with seating for 18 guests (20 at a squeeze) and garden access

Ground Floor

- Living room with 50" TV
- Cinema room with 85" screen, PS4, Apple TV, Netflix & Amazon TV
- Bar (*cocktail & drinks packages available on request for an additional per person charge*)
- Bedroom with king-size bed, private decking area and access to Jack & Jill en-suite shower room
- Bedroom with king-size bed and access to Jack & Jill en-suite shower room

First Floor

- Bedroom with twin single beds and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with single bed and en-suite shower room
- Bedroom with king-size bed, additional single bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room

Second Floor

- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed, in-room bath tub and en-suite shower room
- Bedroom with king-size bed, in-room bath tub and en-suite shower room

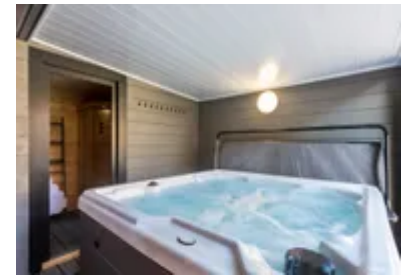
Exterior Grounds

- Hot tub (seats 8)
- Sauna (seats 6-8)
- Outdoor kitchen
- Outdoor seating for 18 guests
- Gas barbecue

Additional Facilities

- Wi-Fi
- SKY TV
- Netflix & PS4
- SONOS music system throughout
- Nespresso coffee machine and pods provided
- Washing machine
- Tumble dryer
- Travel cot & highchair available on request (*please bring your own cot linen*)
- Parking for up to 5 cars

**Please note that the bar is fully stocked for illustration purposes only - drinks & cocktail packages can be requested for an additional charge, otherwise, it will be left unstocked for clients to provide their own beverages.*



Location & Local Information

Marine House enjoys a fabulous location, close to the beach in Southsea. Southsea is a seaside resort with a thriving, cultural force and is bursting with independent shops, pubs, cafes and restaurants. It emerged as a popular tourist destination during the Victorian era. The entire Southsea area is walkable with plenty of attractions to enjoy. Southsea Castle was reportedly built to specifications set out by King Henry VIII. It stands at Portsmouth's most southerly point, overlooking the Solent. The D-Day Museum is very interesting, the only one of its kind in Britain. You will be fascinated by the Overlord Embroidery which features embroidered panels replicating a series of watercolours that hang in The Pentagon in America. Canoe Lake sits in a popular park dating from 1886, surrounded by mature evergreen oaks planted in 1910. It is very pretty and has pedal boats for hire. Children love the play area with its zip wire, sand pit and water fun. Next to the lake are the remaining walls of Lumps Fort which is home to the Southsea Rose Gardens and the Southsea Model Village. There are two piers, South Parade Pier and Clarence Pier, both enjoying typical seaside fun. When you are walking around Southsea you will notice many blue plaques on display. These showcase the area's famous former residents including Sherlock Holmes, Sir Arthur Conan Doyle, Rudyard Kipling and Peter Sellers. There is an excellent selection of pubs, cafes and restaurants.

From Southsea Hoverport, just a five minute drive from the house, you can catch a hovercraft which reaches Ryde on the Isle of Wight in just ten minutes! It is a very popular excursion. Ryde offers fabulous stretches of sandy beaches, a thriving independent shopping scene, wonderful dining opportunities and a quirky mix of traditional seaside entertainment. The town is brimming with Victorian architecture and unexpected hidden gems. It was one of the UK's original seaside destinations, much loved by Queen Victoria. To the east of the pier you will find Appley Beach bordered by a wonderful park. There is also go-karting, golf, bowling, lazer quest, a cinema, a waterside pool, the Isle of White Bus and Coach Museum



and the Isle of Wight Steam Railway.

Portsmouth itself and its popular Gunwharf Quays is where many guests head. Gunwharf Quays boasts an excellent selection of designer stores at outlet prices and a wonderful array of family-friendly restaurants. It is less than a ten minute car journey from the house. For those with a strong head for heights, Gunwharf is home to Portsmouth’s Spinnaker Tower, a one hundred and seventy metre tall observation tower complete with a glass floor. It enjoys breathtaking views across the Solent. You can book additionally for an afternoon tea experience or a one hundred metre abseil! For those with an interest in history, the Historic Dockyard which is home to HMS Victory and HMS Warrior 1860 is also just ten minutes from Marine House.

The glorious Cathedral City of Chichester, one of the great well-preserved Georgian cities in the UK, is a thirty minute drive away. With its gorgeous architecture, ancient city walls, beautiful Cathedral, canal, harbour, parkland and cobbled streets lined with independent shops, restaurants and galleries, it is well worth a visit. The city of Winchester, on the edge of the rolling South Downs National Park, is also within easy reach of Marine House, home to one of Britain’s greatest Cathedrals, the country’s largest farmers market and the popular Marwell Zoo. It is England’s ancient capital and former seat of King Alfred the Great. It is also the resting place of the author Jane Austen and the inspiration to the many craft makers and artists that live there.

The Georgian market town of Lymington is another beauty on the coast within the New Forest National Park. It is famous for its sailing history and boasts two gorgeous marinas, two sailing clubs and picturesque narrow streets filled with pretty period cottages, independent shops, pubs and restaurants. Its Saturday market dates back to the thirteenth century.

Local Amenities

Nearest Town/City	Portsmouth (1km)
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Nearest Village	Southsea (100m)
Nearest Supermarket	Sainsbury's Local (600m)
Nearest Restaurant	Nicholson's Tapas Restaurant (600m)
Nearest Bar/Pub	The Merchant House (600m)
Nearest Beach	Southsea (100m)

What we love

- Marine House has been beautifully decorated and refurbished to offer luxurious accommodation to large groups of family or friends
- The house boasts a brilliant location within walking distance of all of Southsea's attractions and amenities
- Guests enjoy several special treats when staying at this immaculate holiday home, a sauna, hot tub and a bar

What you should know...

- Please supervise children if they are using the hot tub. Children should not use the sauna
- Please note that the photographs of the bar show it fully stocked. It is possible to arrange a cocktail package for an additional charge but otherwise, please bring your own supplies

Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets
- **Changeover day:** Friday or a Monday
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No smoking inside house or outbuildings
- **Minimum stay:** Please note that there is a 2-night minimum stay, this may be increased across peak dates
- **Internet access?:** Yes, Wi-Fi is included in the rental price

Terms & Conditions:

- Sorry, no stag do's. Hen parties welcome to enquire.
- Sorry, no additional day guests permitted. Total number of guests staying must not exceed 20.
- The lead client may be asked for the names and ages of all guests staying.
- Noise Policy: The house is situated in a residential area so noise must be limited as to be respectful of neighbours when using the outdoor space - NO outside parties, fireworks or loud music.
- Children: Must be supervised by a responsible adult when using the hot tub, young children should not be allowed to use the sauna.
- Bar: Please note that unless cocktails or drinks packages are requested (*for an additional charge*) prior to arrival, then the bar will be left unstocked. There is a fridge and clients are welcome to stock it with their own beverages.