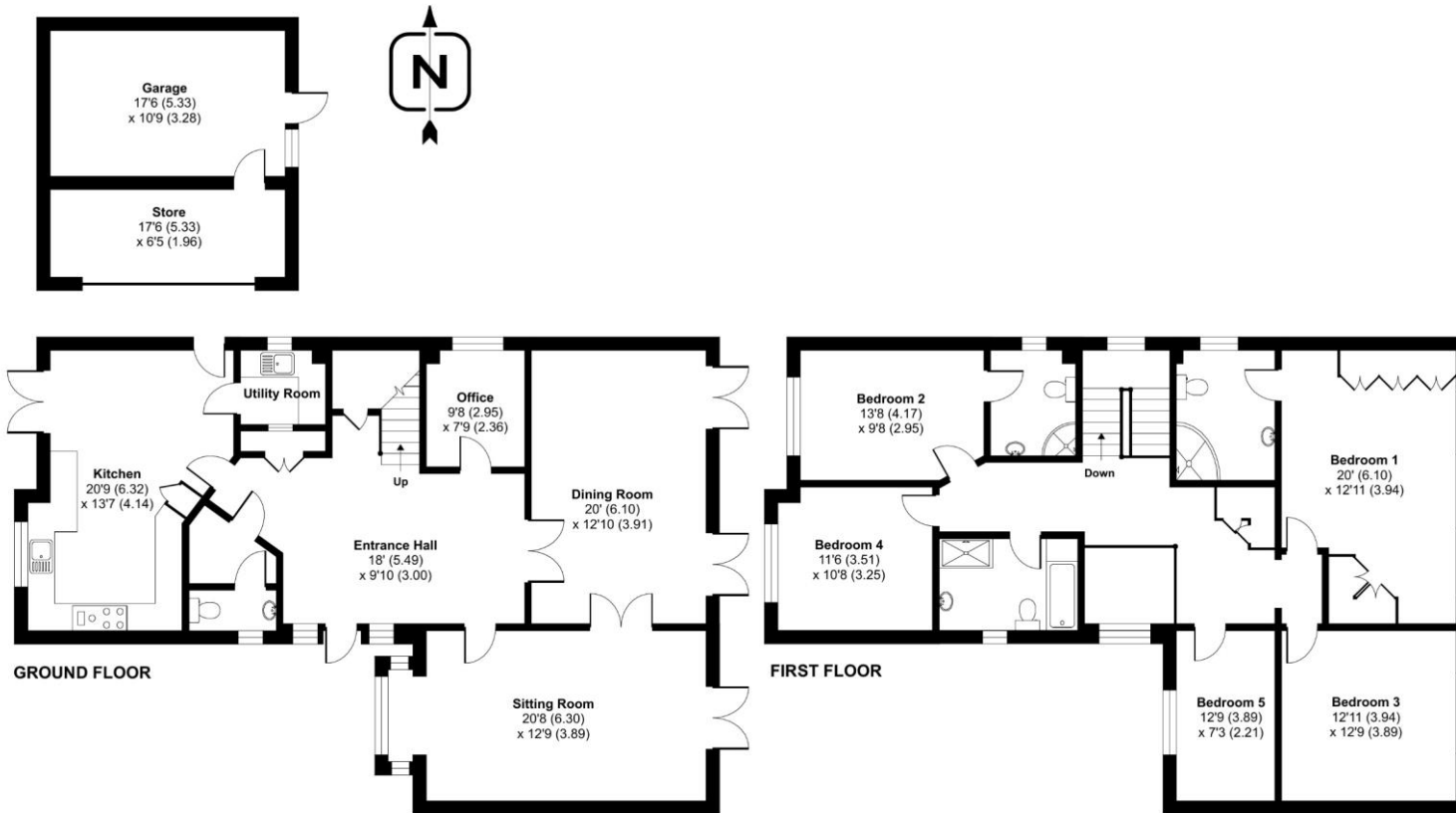


ACCOMMODATION

In a prime location, being one of just two homes built in 2004, this impressive home is quite deceptive offering over 2600sq ft of accommodation. The entrance door with flanking windows opens through to the entrance hall with a turned open staircase and doors through to the sitting room, dining room, study, kitchen/breakfast room, inner hall leading to cloakroom, and further storage. The kitchen/breakfast room is a stunning west-facing room spanning the front of the property, with a comprehensive range of wall, base and drawer units and built-in appliances with door through to the utility room and French doors opening from the breakfast area onto the front patio and lawn. The sitting room is dual aspect with bay window to the front, French doors opening onto the rear terrace patio and double doors opening through to the impressive 20ft dining room, which also opens onto the rear terrace patio via two sets of French doors. The galleried first-floor landing is flooded with light with doors through to the five bedrooms and bathroom. The principal bedroom has fitted wardrobes and en-suite shower room with windows overlooking the rear garden. Bedroom two also has an en-suite shower room. The three further bedrooms are served by a family bathroom with four-piece suite with bath, shower, WC and wash hand basin. Outside, the block-paved driveway provides ample parking and leads to the garage (partly converted). The rear garden has a patio terrace spanning the rear of the property onto an L-shaped lawned garden with additional seating areas, a semi-circular retaining wall with steps leading to another raised lawned garden with patio terrace. The double garage is currently partly converted to a games/office/family room with additional storage to the front.

Approximate Area = 2601 sq ft / 241.6 sq m
 Outbuilding = 321 sq ft / 29.8 sq m
 Total = 2922 sq ft / 271.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Charters Estate Agents Limited. REF: 850984

SITUATION

Situated in Fareham Borough, in the south of Hampshire, Burridge is a small village approximately 14 miles south of Winchester and 9 miles from Southampton. Its convenient location allows for a perfect lifestyle mix of shopping, dining, culture and countryside pursuits. Whiteley shopping centre is a short drive away and has a range of shops, restaurants, cafes and a cinema, whilst both Winchester and Southampton offer a wider range of facilities. The buoyant boating communities at The River Hamble and the Solent Estuary are close by, as are the Rose Bowl, Meon Valley Hotel Golf and Country Club and Swanwick Nature Reserve, where you can walk and ride from the house on tracks through the wooded area to the Nature Reserve. Local independent schooling is highly regarded – West Hill Park, Fairways, Boundary Oak School and The Gregg and St Winnifred's Schools Trust are nearby. Communications are excellent. The M27 and A27, with onward links to the inland Hampshire and Wiltshire, the south coast and London are within easy reach. Swanwick railway station is 1.5 miles away and has connections to Southampton and Portsmouth for travel and schooling. Southampton Airport and Southampton Parkway Station are also nearby.



SPECIFICATION

- Over 2600sq ft of accommodation
- Large entrance hall
- Five generous bedrooms, two of which benefit from en-suites
- Three reception rooms, including an office, 20' dining room and 20' sitting room
- Landscaped front and rear gardens
- Block paved driveway
- Partly converted garage for games/family room

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band G

ASKING PRICE

£870,000

TENURE

Freehold