







30 Leafy Lane, Whiteley, Fareham, PO15 7JB

Presented impeccably and situated on one of the largest plots in the area, this executive family residence boasts over 2000 sqft of internal living space. Meticulously renovated and modernised, it epitomises the quintessential family home.



- Detached Executive Family Home • Five Bedrooms
- Three Bathrooms • Dual aspect sitting room
- Kitchen/breakfast room • Double Garage

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ACCOMMODATION

Quietly placed within a private section of leafy lane, a spacious driveway leads to a landscaped front garden and an integral double garage, enhancing the impressive curb appeal. Upon entering, the elegant entrance hallway sets the tone with its striking staircase and balustrade. To the left a generous sitting room spans the length of the property, with a bay window to the front and patio doors to the rear, flooding the room with natural light. A separate dining room, also with feature bay window provides the perfect setting to entertain. The heart of the home lies in the refitted kitchen/breakfast room, equipped with top-of-the-line fittings including Mirama bronze Samsung Radianz Quartz worktops, bespoke cabinetry with LED lighting, and a practical breakfast bar with extra storage. A convenient utility room with side access complements the kitchen, while a high-quality conservatory extends the living space further. A downstairs cloakroom, completes the ground floor accommodations. Ascending to the first floor, a large landing area leads to five well-proportioned bedrooms. The principal suite exudes luxury with its fitted wardrobes, dresser, and en-suite bathroom. Another bedroom also enjoys the privilege of a private en-suite, while every room benefits from fitted wardrobes for ample storage. The main family bathroom showcases a beautiful freestanding bath, with bespoke fitted units in all bathrooms. Externally, the rear garden offers a serene retreat with mature hedge borders and a picturesque tree-lined backdrop, ensuring a high level of privacy. A spacious patio terrace at the rear of the house provides an idyllic setting for outdoor dining, complemented by a well-manicured lawn and additional seating area, perfect for embracing the tranquil surroundings. This executive family home epitomizes sophistication and comfort, offering a perfect blend of modern living spaces and outdoor tranquillity, making it an ideal sanctuary for discerning homeowners.



SITUATION

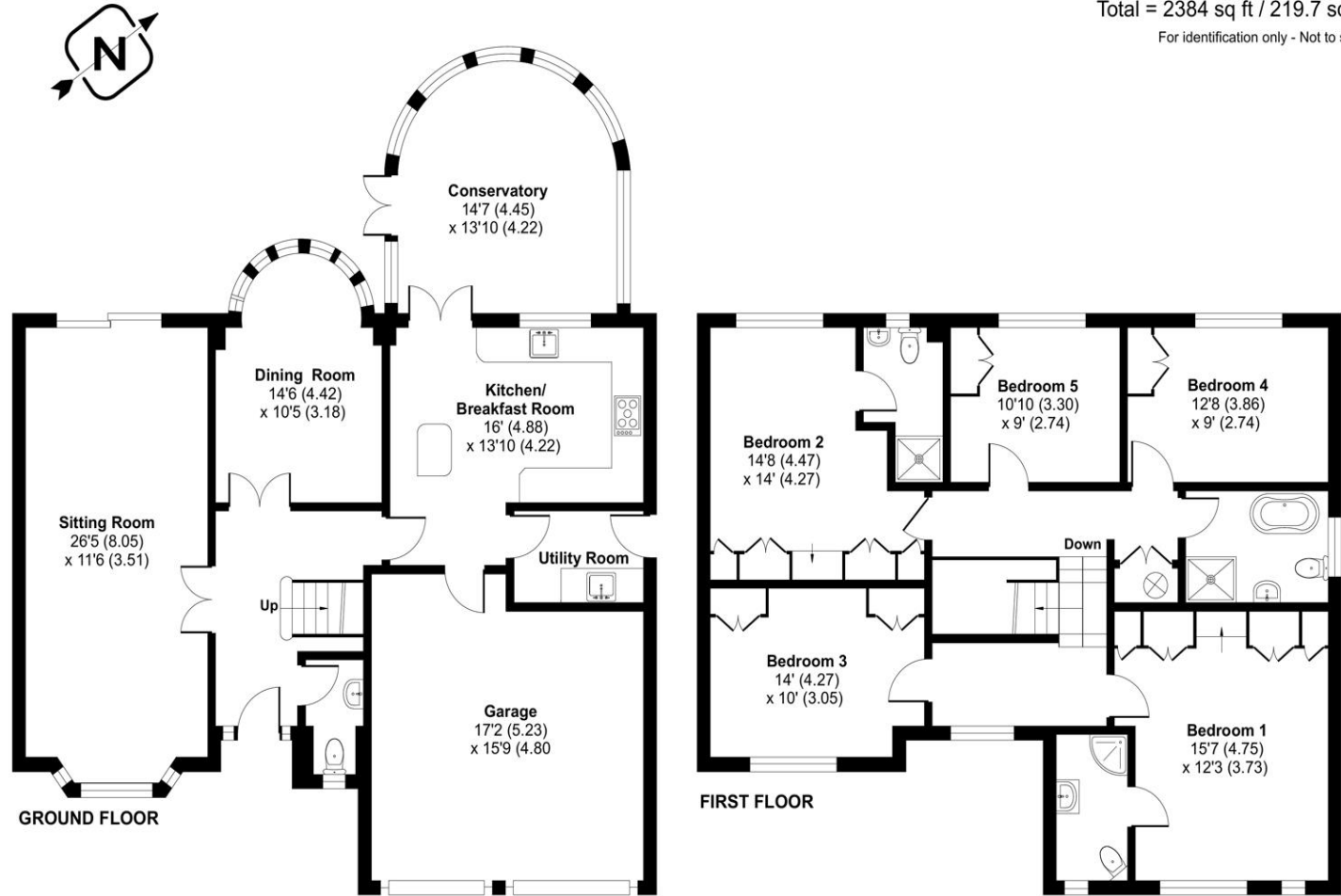
Whiteley is a modern residential area which has been created over the last three decades. It is situated just north of J9 M27 and centres around a vibrant shopping and leisure centre. The housing is designed to cater for all requirements and price ranges and in recent years the infrastructure has been developed to enable easy access to Park Gate which provides access to Swanwick and Warsash, as well as the A27 to Fareham and Southampton. It also provides very good access to Burridge, from which, both Botley and Hedge End can be reached. Whiteley has the benefit of two primary schools and excellent medical and shopping facilities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 2079 sq ft / 193.1 sq m
 Garage = 287 sq ft / 26.6 sq m
 Total = 2384 sq ft / 219.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1104515





LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

Offers in excess of £875,000

TENURE

Freehold