



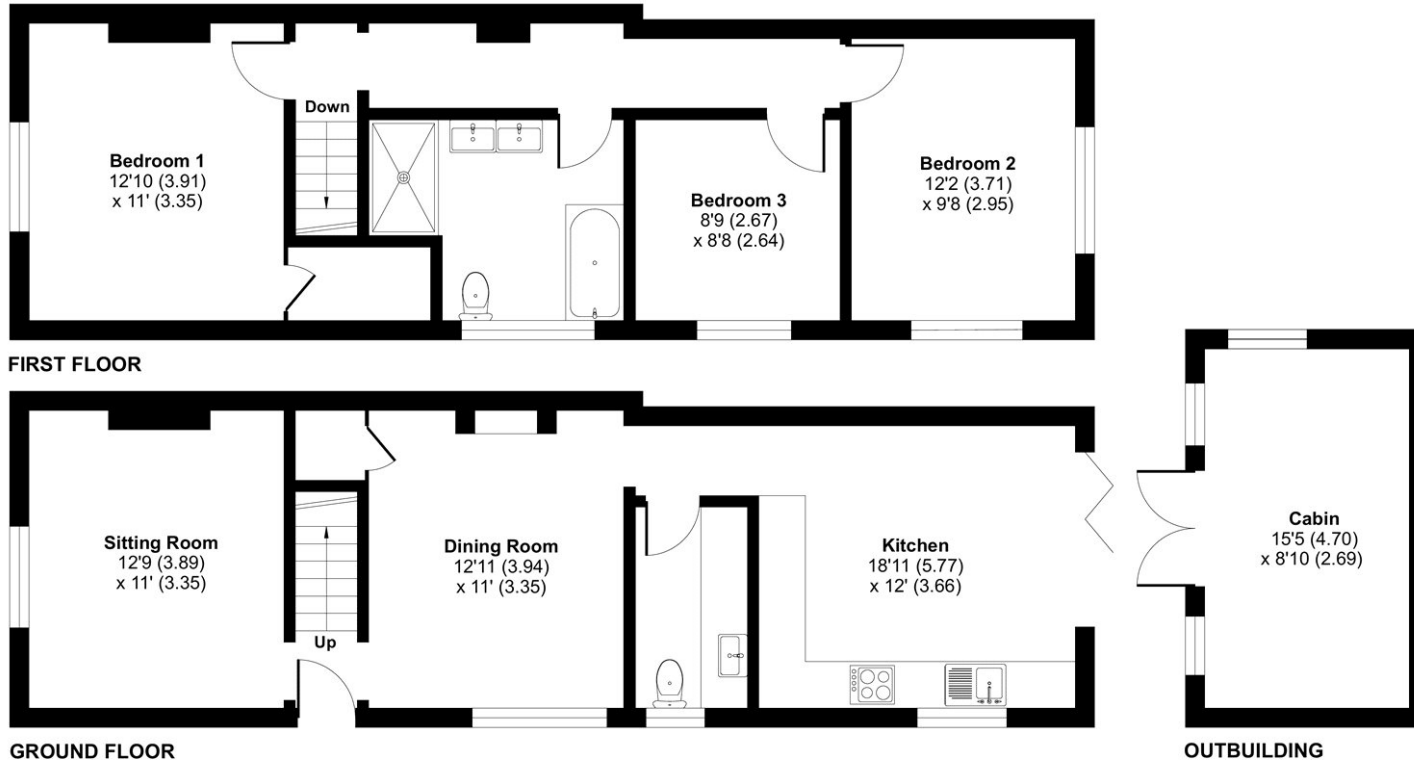
Abshot Road, Titchfield Common, Hampshire, PO14 4NH



## ACCOMMODATION

This home has a history as a former workers cottage, which has been thoroughly extended and improved by the current owners to a high standard, to create the ideal space for modern family living. Nestled on a generously sized plot, this home spans two floors, offering abundant living space while exuding timeless character. Upon entry, a welcoming sitting room greets visitors, seamlessly connecting to a separate dining room featuring a charming fireplace with a log burner as its centrepiece. The rear of the property unveils an impressive shaker style kitchen/breakfast room, complete with integrated appliances, a central island/breakfast bar, and bifold doors leading to the expansive rear garden. A convenient utility room/downstairs cloakroom complements the kitchen space. Ascending to the first floor reveals three well-proportioned bedrooms, all serviced by a stunning four-piece family bathroom. Outside, the property features a driveway capable of accommodating multiple vehicles, leading to the rear garden stretching over 80 feet long. Here, an array of established fruit trees, shrubs, and planted borders create a picturesque backdrop. Additionally, a summer house, perfect for use as a home office, sits amidst a lawned area at the rear of the garden.

Approximate Area = 1134 sq ft / 105.3 sq m  
 Outbuilding = 137 sq ft / 12.7 sq m  
 Total = 1271 sq ft / 118 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1117659



## SITUATION

Titchfield Common is very popular with those with younger families, there are two highly regarded Primary Schools within its boundaries which feed into Brookfield Secondary School which is located about two miles to the West. An R.C. Primary School is also located in Titchfield Common and pupils continue their learning journey at either Brookfield or one of the R.C. Secondary Schools in Southampton. The area is also very well served by pre-schools. There is a Dentist Surgery and a convenience store at Hunts Pond Road whilst the nearby shopping centre at Locks Heath offers more comprehensive amenities including supermarkets and a Doctors Surgery. There is a popular Church at Hunts Pond Road and another Church is situated at Church Road Locks Heath. The whole area is served by a large Community Hospital located at Sarisbury Green. Titchfield Common has the benefit of a network of landscaped footpaths which offer pleasant recreational use, as well as practical access to many parts of the area. For those who enjoy walking or cycling a little further afield, the Solent coastline is nearby as are the nature reserve at Titchfield Have and Hook with Warsash.



### SPECIFICATION

- No Chain
- Three Bedrooms
- Summer house/ home office in garden
- Sitting room and separate dining room
- Impressive shaker style kitchen/breakfast room
- Utility Room
- Expansive rear garden

### LOCAL AUTHORITY

Fareham Borough Council  
Council Tax Band D

### GUIDE PRICE

Asking Price £399,950

### TENURE

Freehold