



Johnson View, Whiteley, Fareham, Hampshire, PO15 7JR





## ACCOMMODATION

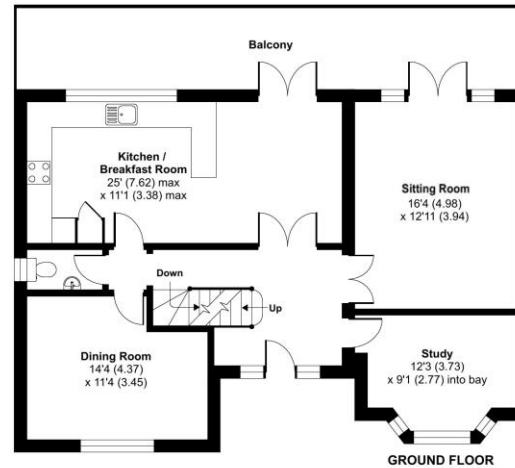
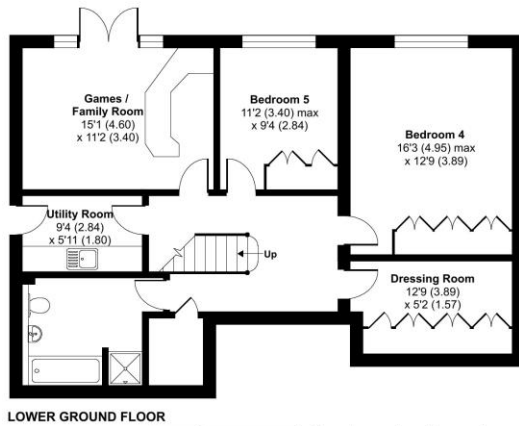
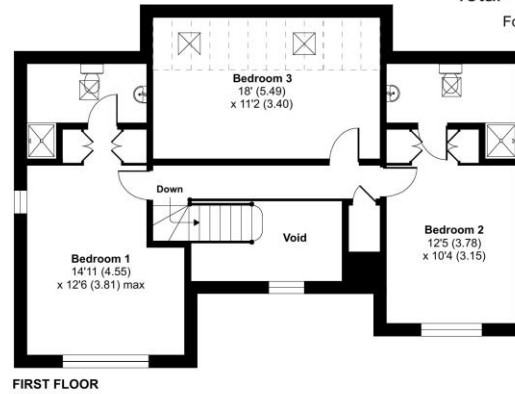
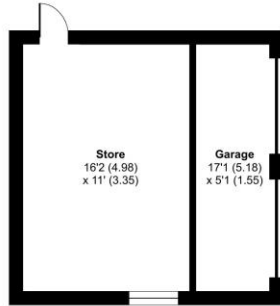
Sit in arguably one of the most prestigious roads within Whiteley comes the opportunity to purchase this spacious house which has the capability of becoming a luxurious family home. Spanning over three floors this property offers a vast amount of versatile living accommodation. Upon entering the property, you are greeted by a large entrance hallway with a grand galleried landing which provides access to all principal rooms with stairs leading to both the lower ground and first floors. With the living spaces focused on the garden and balcony, the sitting room offers ample space for the whole family to retreat to, with patio doors opening out to the large wooden balcony. Stretched across the remaining width of the house, the kitchen/breakfast room, which measures 25ft in length, features plenty of wall and base units offering an abundance of storage space, with a large window and French doors overlooking the rear garden and also providing access out to the balcony. Whilst the balcony needs some work, it offers a lovely outside space which is rare to see and provides stair access down to the garden. A guest cloakroom, spacious study with a delightful bay window, and formal dining room complete the ground floor. The property boasts five bedrooms in total, split across the two floors, with the three principal rooms located on the first floor. En-suite shower rooms and built-in wardrobes accompany two of the three large double bedrooms on the first floor. The lower ground floor is extremely versatile and opens itself up to multi-generational living. Already set up with two bedrooms alongside a dressing room and a four-piece bathroom suite, this floor offers the ideal space for a parent, long term visitor or an older child looking for their own space. The lower ground floor also benefits from a utility room with side access to the garden and an additional reception room, perfect for entertaining, currently utilised as a games/family room with previous uses including a home cinema and a bar. Mainly laid to lawn, the private rear garden is fully enclosed, backing onto mature trees to the rear which offer a great degree of privacy. The garden also features a large pond. To the front, the driveway enables off-road parking for multiple vehicles with access to the double garage. Internal inspection of this property is an absolute must to truly appreciate the space and potential on offer.

Approximate Area = 2640 sq ft / 245.2 sq m  
 Limited Use Area(s) = 75 sq ft / 6.9 sq m  
 Garage / Store = 278 sq ft / 25.8 sq m  
 Total = 2993 sq ft / 278 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 853518



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(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	

## 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 Burrigde, from which, both Botley and Hedge End can be reached. Whiteley has the benefit of two primary schools and excellent medical and shopping facilities.





### **SPECIFICATION**

- Versatile living space split across three floors
- Huge scope for potential
- Five well-proportioned bedrooms
- Three spacious reception rooms
- 25ft kitchen/breakfast room
- Separate utility room
- Large balcony
- Two en-suites and four-piece family bathroom
- Double garage and driveway parking
- One of Whiteley's most prestigious roads

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band G

### **GUIDE PRICE**

Offers IEO £750,000

### **TENURE**

Freehold