



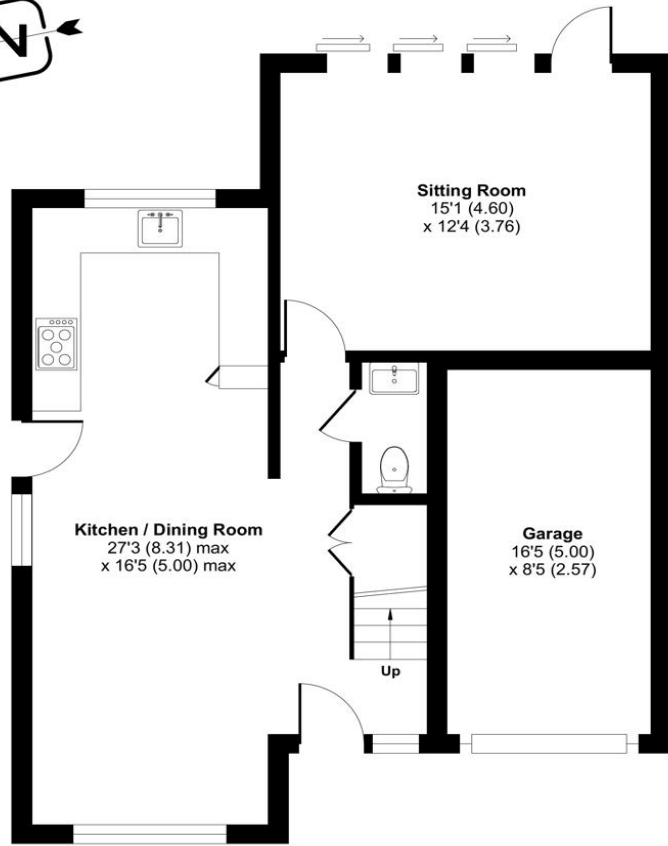


ACCOMMODATION

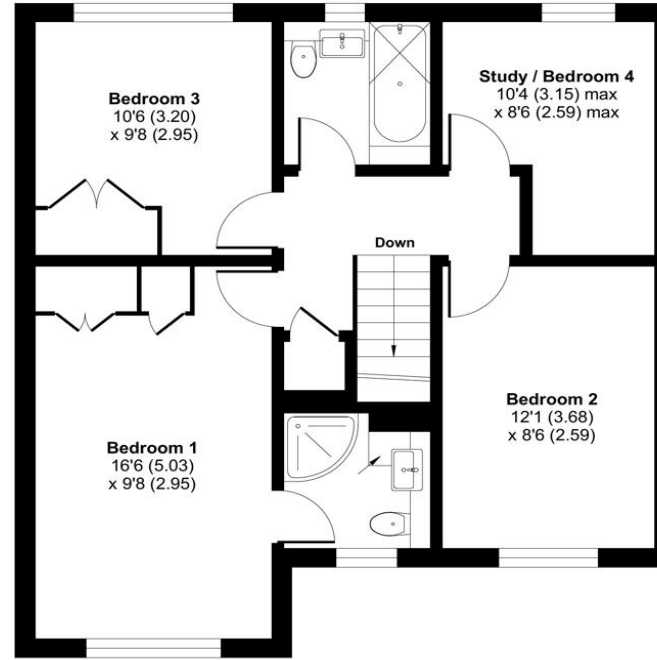
A truly wonderful four bedroom detached modern home, with well-proportioned and stylish accommodation throughout including two bathrooms and a well thought out layout. The property is very well-presented and offers an excellent amount of space, together with pleasing features such as the sash windows, high ceilings and fireplaces. The accommodation features a superb open-plan kitchen/dining/family room to the side, with stairs leading to the first floor. On the ground floor there is also an extended formal sitting room with a pleasing log burner and bi-folding doors onto the garden. A guest cloakroom completes the ground floor. The first floor continues to impress with four double bedrooms, a family bathroom, and an en-suite shower room to the principal bedroom. Both the principal bedroom and bedroom two benefit from built-in wardrobes. Outside the property is approached via a block paved driveway, with side access, providing parking for several cars and with a convenient electric car charging point. The garden is mainly laid to lawn with a new patio terrace making the most of the sunny outlook. The summer house is currently used as a home gym but offers an array of versatile options. There are several seating areas within the garden, including a raised decked area, ideal for al fresco dining and socialising. The house is situated in a great location within easy reach of Portchester centre, the village of Wickham, and access to the M27 for Portsmouth or Southampton.



Approximate Area = 1195 sq ft / 111 sq m
 Outbuilding = 135 sq ft / 12.5 sq m
 Total = 1330 sq ft / 123.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1090072



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

SITUATION

The village of Portchester is steeped in history and is famed for its castle which has origins dating back to the Roman period. The village is situated at the head of Portsmouth Harbour and its shoreline has impressive views across the harbour towards Spinnaker Tower. The village is well served by schools including a large shopping centre, public library and pre-schools and has a comprehensive range of facilities at its centre. A market is still held on Wednesdays between 8.30am and 4.30pm in Portchester's West Street.

There is also a railway station which links to Fareham and Portsmouth. Commuting links are plentiful with good access to the M27 and local rail links.



SPECIFICATION

- Superb detached family home
- Open-plan kitchen/dining/family room
- Extended sitting room with bi-fold doors
- Four Bedrooms
- En-suite shower room and family bathroom
- Landscaped rear garden with elegant patio terrace and raised decked area
- Garage and driveway
- Electric car charging point



LOCAL AUTHORITY

Fareham Borough Council (Tax Band E)

ASKING PRICE

Asking Price £650,000

TENURE

Freehold