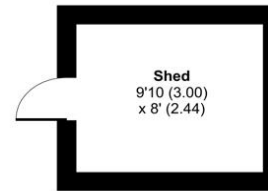


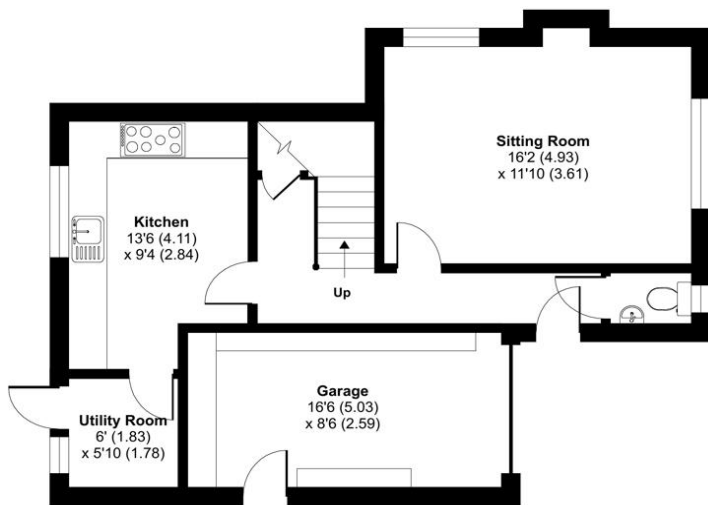
ACCOMMODATION

This well sized family home offers everything from the expansive driveway, well sized rooms and private rear garden has all of what you would want and need. As you step into the inviting hallway, you'll find a stable door leading into a front aspect spacious sitting room/diner, featuring a cozy fuel burner as its centrepiece, an ideal space for relaxing or entertaining. The ground floor also boasts a well-maintained separate kitchen/breakfast room overlooking the garden with ample storage and workspace, perfect for family meals, with the addition of the utility really making the most of the back of the home. The ground floor also offering the convenience of a downstairs WC. The garage and driveway, have plenty of space, for any growing family. Upstairs, the property offers four bedrooms. The principal bedroom benefits from an en-suite shower room, while the additional three bedrooms share access to a modern family bathroom, completing the upper floor. Outside, the home is complemented by a good-sized rear garden, ideal for outdoor activities or al fresco dining.

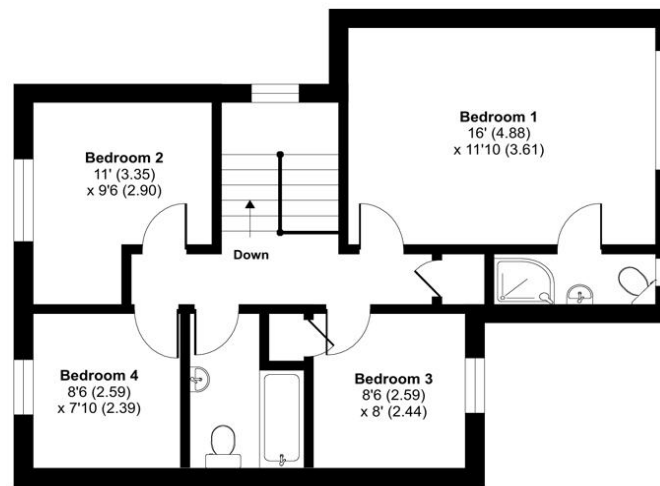
Approximate Area = 1256 sq ft / 116.7 sq m (includes garage)
 Outbuilding = 79 sq ft / 7.3 sq m
 Total = 1335 sq ft / 124 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Charters Estate Agents Limited. REF: 1265639



SITUATION

Titchfield Common is very popular with those with younger families as there are two highly regarded Primary Schools within its boundaries which feed into Brookfield Secondary School. 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. The main Doctors Surgery is located at the centre in Locks Heath. 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 village of Titchfield is located within two miles, as is the Solent coastline. There are no less than ten public houses within the immediate surrounding areas.



SPECIFICATION

- Well sized 4 bedroom detached house
- Sitting room with cozy fuel burner
- Kitchen/breakfast room
- Additional utility room
- Principal bedroom with ensuite
- Good sized rear garden
- Large driveway

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E

ASKING PRICE £535,000

TENURE

Freehold