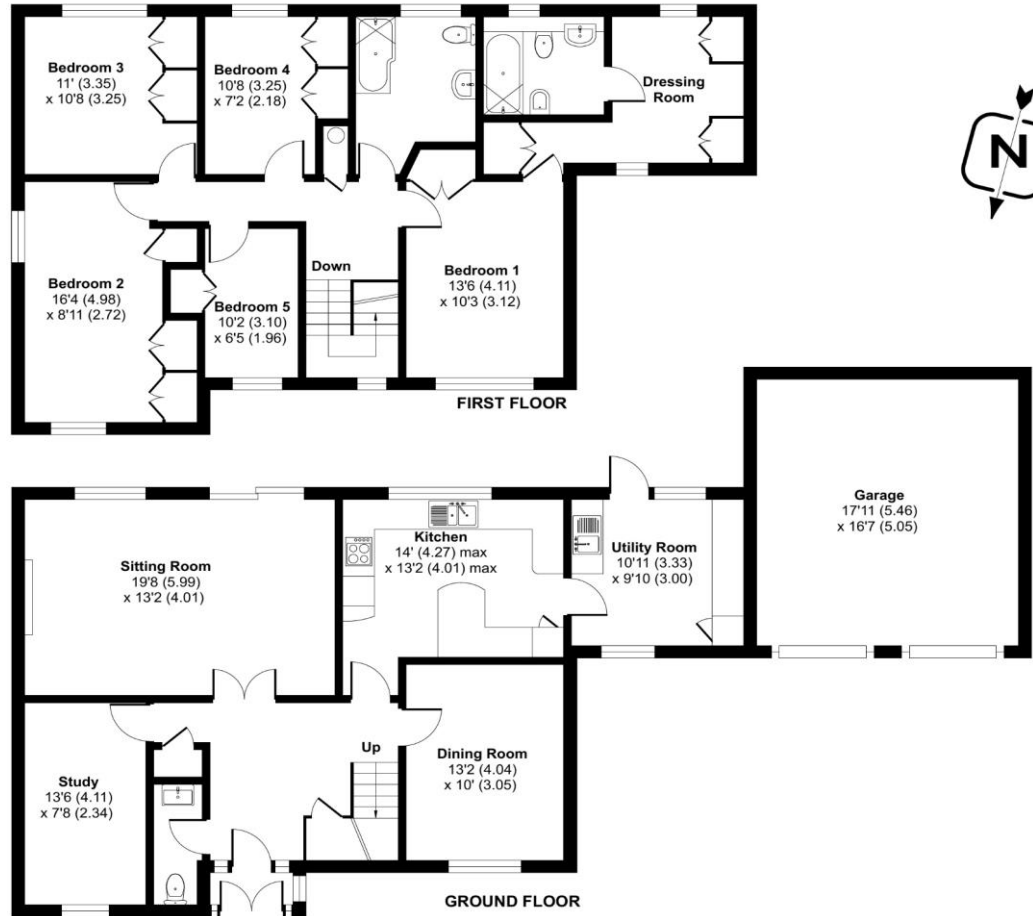


## ACCOMMODATION

Situated in-between Fareham town centre and Titchfield village, this large five-bedroom detached home is ideal for a growing family looking for plenty of space inside and out. Behind double iron gates a block paved driveway provides parking for more than five vehicles and access to the double garage. Through the front door, the generous entrance hallway guides you to the reception rooms. The spacious sitting room, with a feature fireplace is found to the rear of the property with patio doors to the garden. The kitchen/breakfast room is fitted with plenty of storage units and appliances, including a dishwasher, fridge and eye level oven. Accessed from the side of the kitchen is a larger than average utility room providing plenty of further storage and access to the rear garden. A formal dining room has a window to the front and has the potential to become open-plan with the kitchen/breakfast room if so desired. The superbly sized study offers the ideal place to work from home. The first floor boasts five bedrooms, three of which are generous double rooms, with the principal bedroom benefiting from a dressing room and stylish en-suite bathroom. All the bedrooms benefit from fitted storage and the family bathroom completes the first floor accommodation. The south-facing rear garden has been cared for to a high standard with trees and hedges creating privacy with plenty of lawn and multiple seating areas.

Approximate Area = 2267 sq ft / 211 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 925383



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## SITUATION

This property is located within a sought-after residential location which is very popular with families, as it provides good access to the local schools and Fareham College, whilst being close to the beautiful countryside. The Meon Valley can be followed through the picturesque village of Wickham which leads to some of the most picturesque scenery in the south of England. Those requiring access to the sea are also well served as Hill Head and Lee on the Solent are only a couple of miles away. As well as the sheltered local beaches and access to the sea, the nearby Titchfield Haven Nature Reserve and Hillhead Sailing Club provide another dimension for outdoor recreation. The market town of Fareham offers superb leisure and shopping facilities, as well as a main line railway station. Commuters by road will appreciate the excellent access to J9 and J11 of the M27 for both east and west bound routes, with access to the A3 for Petersfield, Guildford and London.



#### **SPECIFICATION**

- Impressive detached family home
- Gated driveway with ample parking
- Five bedrooms, all with built-in storage
- Dressing room and en-suite bathroom to principal bedroom
- Spacious kitchen/breakfast room
- Separate utility room
- Sitting room and dining room
- Large study
- Double garage
- Mature, private rear garden

#### **LOCAL AUTHORITY**

Fareham Borough Council

Council Tax Band - G

#### **ASKING PRICE**

Offers Over £700,000

#### **TENURE**

Freehold