



Leafy Lane, Whiteley, Hampshire, PO15 7HL

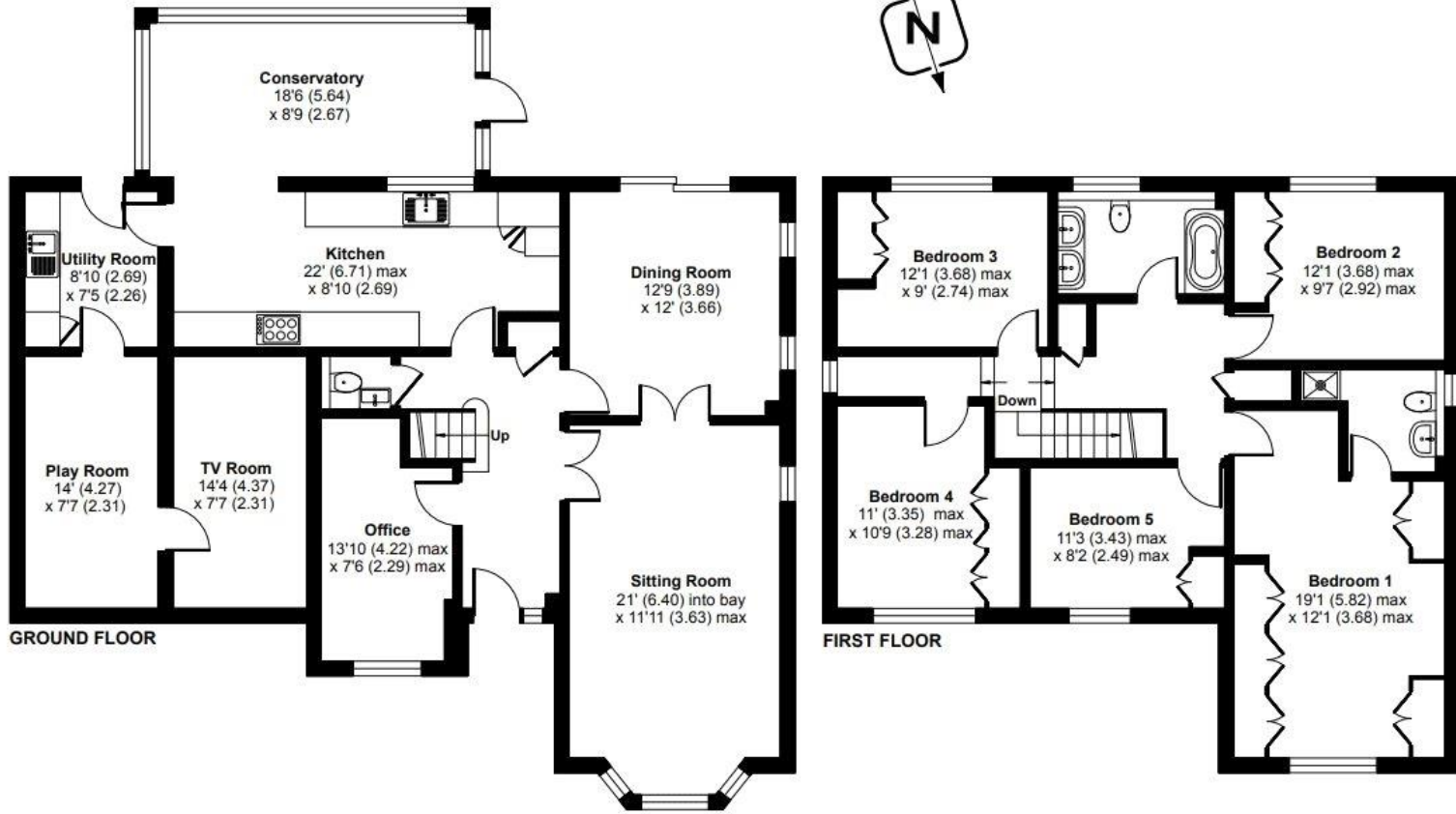


ACCOMMODATION

Placed within the heart of the premier and well-known Leafy Lane, Whiteley, this is a deceptively large five-bedroom family home. This home offers the perfect “turn key” move, with over 2200sqft of space with the double garage having been converted for further family living. On entering this property, you are welcomed by a large entrance hallway that leads into a home office, a cloakroom and the sitting room. A modern layout creates four separate sitting/reception/play rooms on the ground floor in addition to the kitchen/diner, conservatory and utility room. The generous sitting room overlooking the front garden with a feature bay window leads into a separate dining room overlooking the rear garden both flooded with light. The same feeling of an abundance of space continues to the area in which the current owners are using as a separate TV/cinema room and play room which could easily be turned back into a double garage. On the first floor you will find five double bedrooms, with the principal bedroom benefitting from an en-suite bathroom. The remaining four bedrooms are all served by a modern family bathroom. The private and good-sized rear garden is rare when searching for a modern home in this area and this property is lucky enough to benefit from a lawn area with a separate patio for alfresco dining and a summer house.

Approximate Area = 2250 sq ft / 209 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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). © ncheccom 2023. Produced for Charters Estate Agents Limited. REF: 970214.



SITUATION

Whiteley is located north of Park Gate and west of Fareham Town Centre, with easy access to the M27. Rail services are provided close by. Whiteley offers a shopping centre with many flagship stores offering a vast array of retail outlets, restaurants and cafes. Further benefits are the large Tesco store and a nine-screen cinema with plentiful free parking.



SPECIFICATION

- Detached family home
- Five bedrooms
- En-suite bathroom
- Modern family bathroom
- Four reception rooms
- Kitchen/diner
- Private rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

GUIDE PRICE

Offers In Excess Of £800,000

TENURE

Freehold