



Pound Gate Drive, Fareham, Hampshire, PO14 4AT

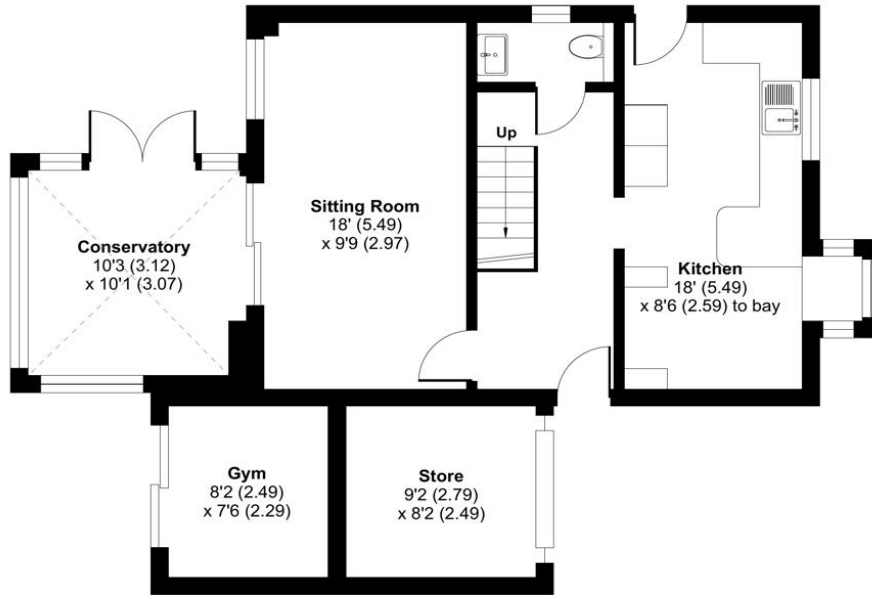


ACCOMMODATION

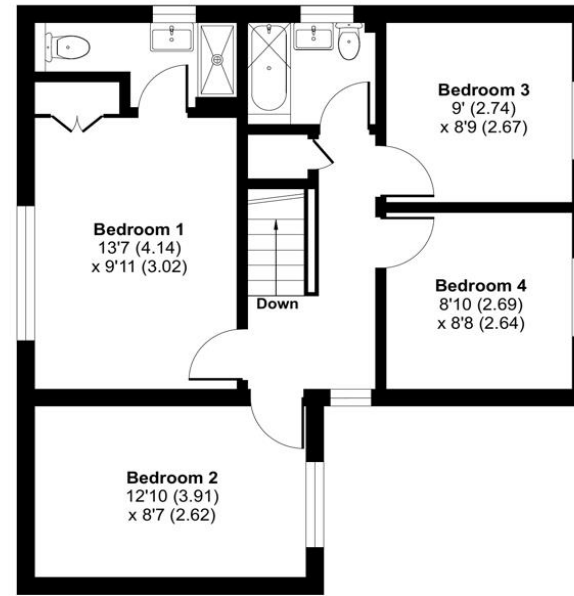
This stunning four-bedroom detached family home is nestled in a peaceful cul-de-sac in the desirable Titchfield Common. With its spacious layout, modern features, and excellent location, this property offers the perfect setting for comfortable family living. Upon entering, you are greeted by a central hallway that leads you to the heart of the home. The kitchen diner, situated at the front of the house, has been tastefully modernized and boasts integrated appliances, ensuring a seamless cooking experience. The addition of a breakfast bar provides a convenient space for casual dining or socialising. To the rear of the house, you'll find a generously sized sitting room, offering ample space for relaxation and entertainment. Sliding doors open up to the conservatory, allowing for an abundance of natural light and views of the rear garden. This tranquil space serves as the perfect spot to unwind or enjoy gatherings with family and friends. In addition to the living areas, this property offers the advantage of a home office converted from the rear half of the garage. This versatile space provides a quiet and dedicated area for work or even a home gym. Upstairs, the property features four well-proportioned double bedrooms, ensuring plenty of space for the whole family. The master bedroom is complete with its own ensuite shower room. The remaining three bedrooms share a stylish family bathroom, providing a modern and functional space for everyday use. Externally, the property boasts a beautifully maintained rear garden, offering a peaceful sanctuary for outdoor relaxation and play. The cul-de-sac location ensures a safe and peaceful environment for children and provides ample off-street parking for multiple vehicles.



Approximate Area = 1150 sq ft / 106.8 sq m
 Store / Gym = 138 sq ft / 12.8 sq m
 Total = 1288 sq ft / 119.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(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). © n/hcom 2023. Produced for Charters Estate Agents Limited. REF: 1008000



SITUATION

Fareham and Whiteley both provide an excellent range of shopping and leisure facilities. Fareham main line railway station is a short distance away and there are also good motorway links to the M27 for both east and west bound routes, with access to the A3 for Petersfield, Guildford and London. Situated in an extremely sought-after residential location, Stubbington village itself provides an excellent range of amenities, excellent schools and with both Hill Head and Lee on the Solent beaches being just over a mile away. Hill Head village is famed for its sheltered beach, stunning water front views, sailing club and small harbour known as Titchfield Haven. 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.



SPECIFICATION

- Four bedroom detached home
- Walking distance to local schools
- Quiet cul de sac location
- Generous sized bedrooms
- Private rear garden

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: D

GUIDE PRICE

£450,000

TENURE

Freehold