



Park Cottage Drive, Fareham, Hampshire, PO15 5JD



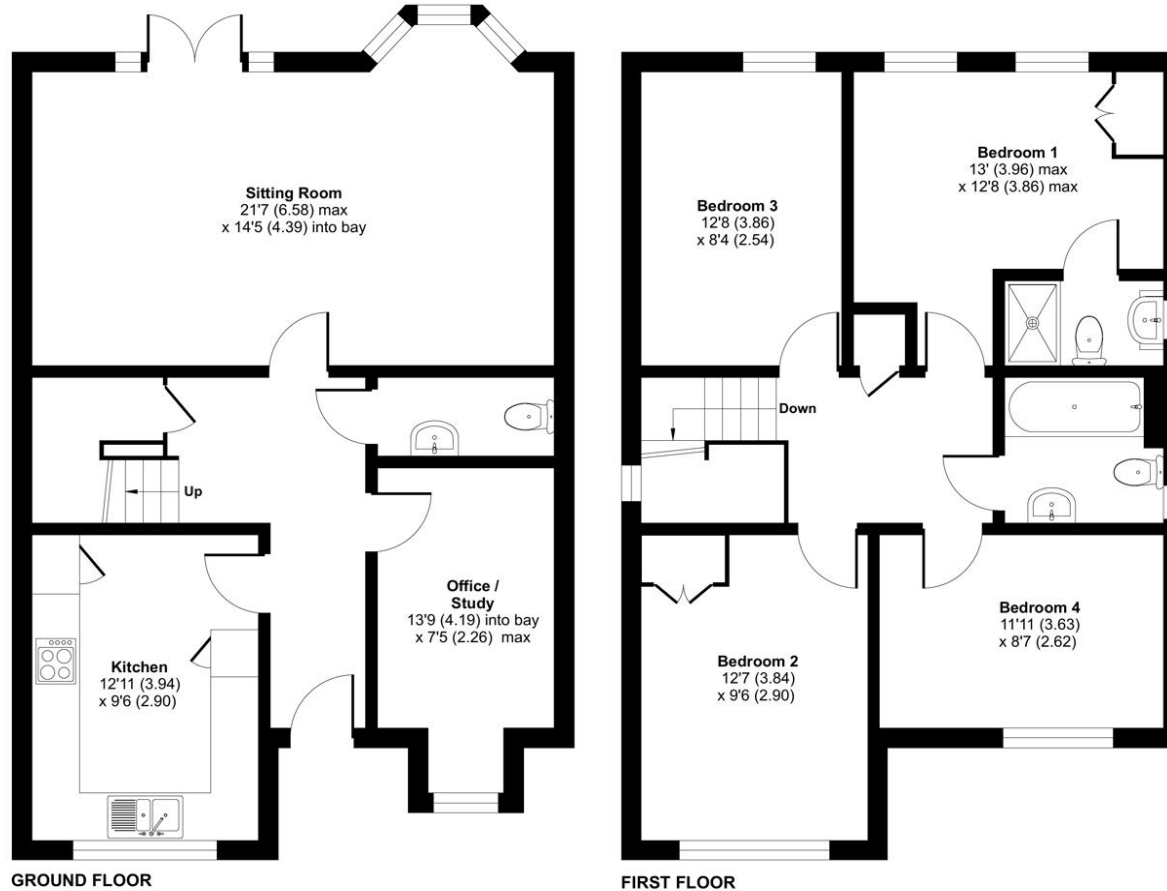
ACCOMMODATION

This stunning four-bedroom detached home is tucked away at the end of a peaceful cul-de-sac. This home boasts a spacious driveway, accommodating three cars, along with the convenience of an additional carport. Internally, a central hallway seamlessly connects all the living spaces, offering a perfect blend of functionality and elegance. You'll find a well-appointed kitchen on one side of the front, providing a delightful culinary haven. On the opposite side is a generous study/dining room, offering versatility and space for both work and entertainment. The heart of this home unfolds at the back, where a vast sitting/dining room welcomes you with ample natural light pouring through patio doors and large windows, granting picturesque views of the rear garden. Ascending to the first floor, you'll discover four sizable double bedrooms, each offering comfort and privacy. The master bedroom boasts its own ensuite, ensuring a touch of luxury and convenience. The remaining bedrooms are served by a well-appointed family bathroom. Stepping outdoors, you'll be greeted by a beautifully maintained rear garden predominantly covered in green lawn, providing an inviting space for outdoor activities and relaxation. An adjacent patio area completes the ensemble, allowing for al fresco dining and entertaining.



Approximate Area = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	79	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1040248



SITUATION

Titchfield Park is primarily a peaceful residential area, with Locks Heath, Sarisbury Green and Warsash to the South, Whiteley to the North and Fareham to the East. Close on hand are two modern shopping complex's known as the Locks Heath Centre and Whiteley Shopping Village. These complex's offer excellent parking and a comprehensive range of services, such as a doctors surgery, public library as well as many public house's. Shopping facilities include a large Waitrose and an extensive range of supporting retail outlets, including a retail shops and plenty of restaurant choice. Schooling in this area is a particular attraction, with Titchfield Primary School in close proximity and Henry Cort Community College a bus ride away. The area is also very well served by pre-schools. Swanick and Fareham railway stations provide services along the south coast between Brighton and Poole and an hourly service to London Victoria. Beyond the station is the M27 motorway giving access along the South coast and easy access to London via M3 or A3.



SPECIFICATION

- Four-bedroom detached home
- Over an incredible 1500sqft of living space
- Driveway for three cars and carport
- Positioned at the end of a cul-de-sac
- Modern layout with living room across the back of the house
- Large garden laid to lawn

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: E

GUIDE PRICE

Offers IEO £415,000

TENURE

Freehold