



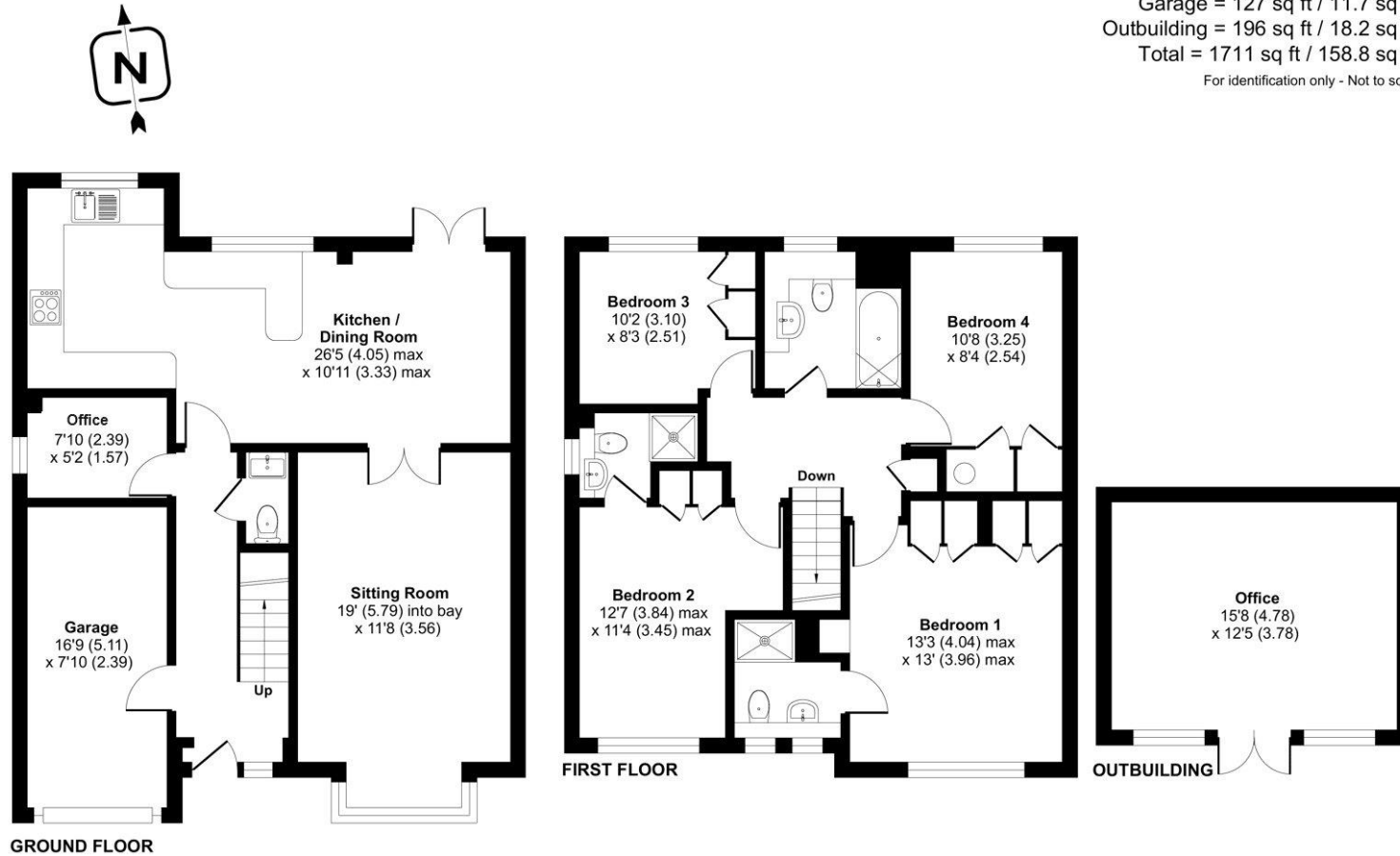
Haflinger Drive, Whiteley, Fareham, Hampshire, PO15 7DX



ACCOMMODATION

Nestled in a quiet cul-de-sac, where the surroundings of open woodland provide the perfect backdrop for a peaceful and idyllic lifestyle. This four-bedroom detached house offers a harmonious blend of modern elegance and family-friendly functionality. Inside you'll find a tastefully modernised interior that seamlessly combines style and practicality. The heart of the home is the newly expanded kitchen-diner, creating a delightful family space. Windows and patio doors line the back of the house, offering breath taking views of the adjacent woodland and providing a seamless connection to the garden. The spacious sitting room at the front of the house boasts a bay window, flooding the room with natural light and providing a cosy retreat for relaxation and entertainment. The ground floor also features a convenient downstairs toilet and a small study, offering a quiet space for work or leisure. Upstairs, you'll discover four generously sized bedrooms, each offering a peaceful space for rest and relaxation. Two bedrooms boast ensembles, providing privacy and convenience, while a well-appointed family bathroom caters to the needs of a growing family. The outdoor space is a true gem, with the garden split across two levels. The first level features a combination of decking and turf, providing a perfect setting for outdoor gatherings or peaceful moments of solitude. Steps lead down to a lower patio, where you'll find a substantial outbuilding, this versatile space can serve as the perfect home office or the ultimate "man cave." The driveway has parking for two cars, complete with the convenience of an electric car charging port and solar panels on the roof. The single garage offers additional secure parking or valuable storage space for your convenience.

Approximate Area = 1388 sq ft / 128.9 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 196 sq ft / 18.2 sq m
 Total = 1711 sq ft / 158.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	87
(69-80)	C		
(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). ©nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1059040



SITUATION

Whiteley is a modern residential area which has been created over the last three decades, situated just north of J9 M27 and centred around a vibrant shopping and leisure centre. The housing is designed to cater for all requirements and price ranges and in recent years the infrastructure has been developed to enable easy access to Park Gate which provides access to Swanwick and Warsash, as well as the A27 to Fareham and Southampton. It also provides very good access to BurrIDGE, from which, both Botley and Hedge End can be reached. Whiteley has the benefit of two primary schools and excellent medical and shopping facilities. Within Whiteley Shopping Centre there's a host of High Street brands including Boots, Fatface, M & S, W H Smith and Next. There's also a Tesco superstore and a Waitrose in Park Gate. For more choice visit Fareham with its shopping centre, or take a city trip to Portsmouth where you can enjoy waterfront shopping at Gunwharf Quays that boasts 90 famous brands.



SPECIFICATION

- Four bedroom detached home
- Electric car charger and solar panels
- Open plan kitchen/lounge/diner
- Two ensuite bedrooms, ideal for a growing family
- Large outbuilding making the perfect home office
- Rear garden backing onto woodland

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold