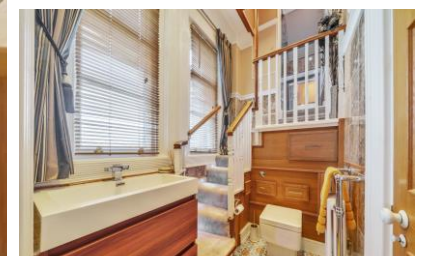


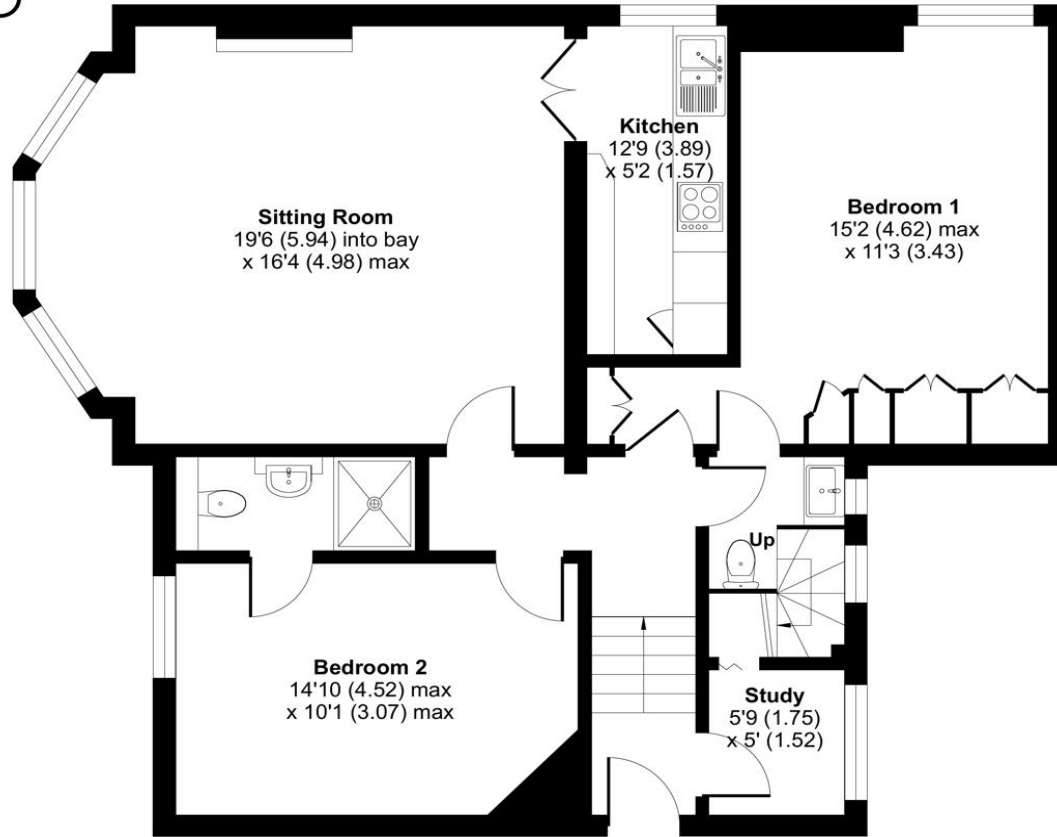


Abshot Manor Apartments, Little Abshot Road, Fareham, Hampshire, PO14 4LN



ACCOMMODATION

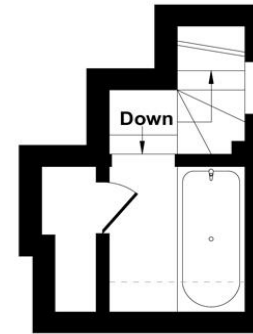
An outstanding Grade II listed, Georgian Manor House, is believed to date back circa 220 years to the reign of King George III. This property has been converted sympathetically into a range of exclusive apartments with all the grounds and facilities of Abshot Manor Country Club. From the first approach, the grandeur of the buildings and grounds flows inside and is felt through the ceilings stretching up to 11 ft tall and the stately sweeping staircase leading to the first floor where this apartment is found. Stepping into the impressive drawing room a floor-to-ceiling bay window floods the room with light to provide the most spectacular views over the fields and countryside to the rear of the building. Spread over 1000sq ft the property does not compromise on any space. The kitchen also enjoys the delightful views from the side of the building where a quartz worktop and range of floor and wall-mounted units provide plenty of space and storage. Fitted appliances include a fridge freezer, dishwasher and washing machine. The second bedroom, also situated at the rear of the building includes fitted wardrobes and an ensuite shower room. On the west-facing side of the building, the principal bedroom has been fitted with a stunning log burner to help warm up those chilling winter evenings, and built-in wardrobes with hanging space and drawers. A luxury ensuite to the principal bedroom holds a secluded elevated bath finished to the highest standards and provides a spa-like ambience. Well-manicured gardens can be used and enjoyed by the residents of the building including a dedicated BBQ area where the shade of a large oak tree will provide some relief from the sun in the summer. The apartment also comes with an allocated parking space and ownership of a carport. With ownership of the apartment, the maintenance fees also allow access to the Country Club and all the facilities it has to offer including the tennis courts, swimming pool, gym and fully licenced bar.



FIRST FLOOR

Approximate Area = 1004 sq ft / 93.3 sq m
 Limited Use Area(s) = 6 sq ft / 0.5 sq m
 Total = 1010 sq ft / 93.8 sq m
 For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



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: 1060871



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G	10	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

This property is situated within the grounds of The Abshot Manor Country Club near the semi-rural hamlet village of Hook and is close to the local shops and schools of Locks Heath. The property is within easy reach of Junction 9 of the M27. Southampton, Fareham and Portsmouth. There is good access to the M3 Motorway at Junction 5 as well as the M4 at Reading. Hook's mainline station (0.8 miles) offers a service into London Waterloo in around an hour, whilst Basingstoke is perfect for London commuters.



SPECIFICATION

- Grade II Listed building with character and charm dating back to the Georgian Era
- Two-bedroom apartment
- Use of the Abshot Manor Country Club facilities including swimming pool, tennis courts, gym and licenced bar
- Immaculately manicured communal gardens with a dedicated BBQ area
- Allocated parking space, single garage and car washing area
- Incredible views over the countryside to the south side of the building
- Walking distance to Hook Shoreline and local pubs

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: D

ASKING PRICE

£500,000

TENURE

Leasehold

Unexpired Years: 136 years

Annual Ground Rent and Service Charge:

£2,112 (approx.)

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.