



Gudge Heath Lane, Fareham, Hampshire, PO15 5AU

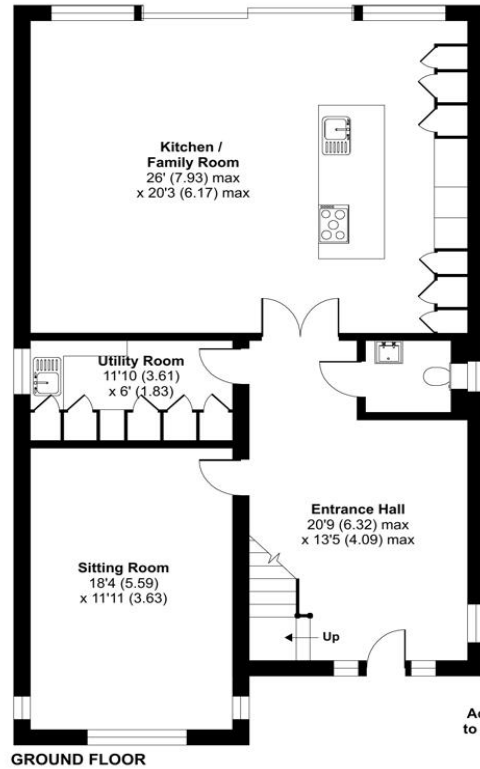


ACCOMMODATION

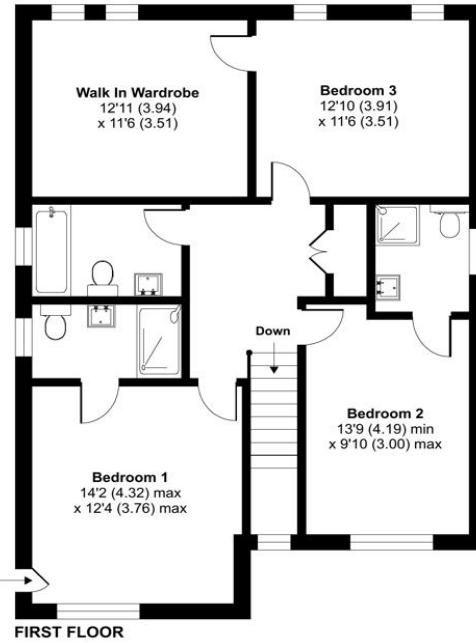
Nestled on the outskirts of the desirable family area of Fareham, this stunning detached property offers a blend of modern luxury and versatile living spaces. Having been imagined and re-designed this home boasts three spacious bedrooms, including a fourth bedroom currently utilised as a dressing room, and with ample living room, this residence presents an ideal opportunity for flexible living arrangements. Step into a modern 'hub of the home' with an airy interior designed for both comfort and functionality. The property features an open-plan kitchen/diner with stunning sliding doors out towards the garden, perfect for socialising and entertaining guests or enjoying family meals. A separate sitting room provides a cosy retreat for relaxation or intimate gatherings. This heart of the home is a contemporary kitchen equipped with high-end appliances and sleek finishes. With ample counter space and storage, this kitchen is a chef's dream, offering both practicality and aesthetic appeal. The three generously sized bedrooms, each offer comfort and tranquillity with the principal room offering its own ensuite shower room and the fourth bedroom, currently used as a dressing room, provides added flexibility to accommodate various lifestyle needs. Enhancing the property's appeal is a one-bedroom studio annexe nestled within the garden area. Ideal for guests, a home office, or even as a rental unit, this separate space offers privacy and convenience. Step outside to discover a well-manicured garden space, perfect for outdoor entertaining or enjoying moments of relaxation. Whether hosting a barbecue or simply unwinding amidst nature, the outdoor area adds to the property's allure.



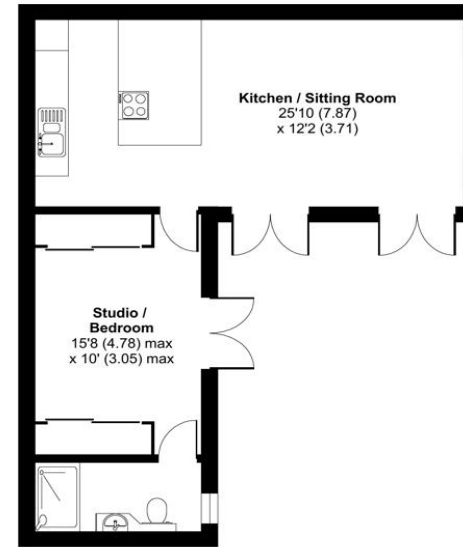
Approximate Area = 2076 sq ft / 192.8 sq m
 Annexe = 526 sq ft / 48.8 sq m
 Total = 2602 sq ft / 241.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



ANNEXE

Access to eaves



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(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). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1082914



SITUATION

Fareham is a parish and market town in the county of Hampshire, 8 miles south of Bishop's Waltham, 12 miles east of Southampton and about 8 miles distant from Portsmouth which is situated to the south east. Its station is on the South-Western railway line with links to London and across the south coast. The parish is situated on Fareham Creek, which is located at the northern extremity of Portsmouth Harbour, and includes the hamlets of North Fareham, Catisfield, Wallington, and Funtley. There is a very good choice of schooling in the area with the main senior schools being at Cams Hill and Henry Cort, both currently classed as 'good' by Ofsted, with the majority of Fareham's primary schools being classed as 'outstanding'. Fareham is called Fernham in the Domesday Book, which records that Edward the Confessor assessed the land to the crown at two thirds its value as a compensation for the injuries it was exposed to by the incursions of the Danes.



SPECIFICATION

- Detached home
- 3/4 double bedrooms
- Large open-plan modern living
- Over 2600sft of living accommodation
- One bedroom modern studio
- Versatile living accommodation to create a true forever home

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: F

ASKING PRICE

£830,000

TENURE

Freehold