





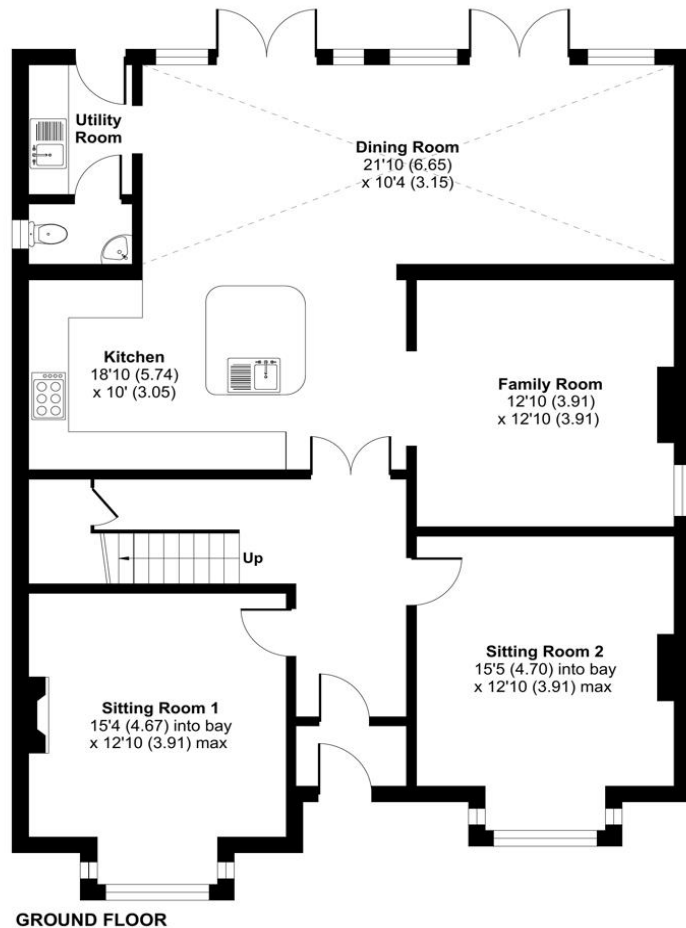


## ACCOMMODATION

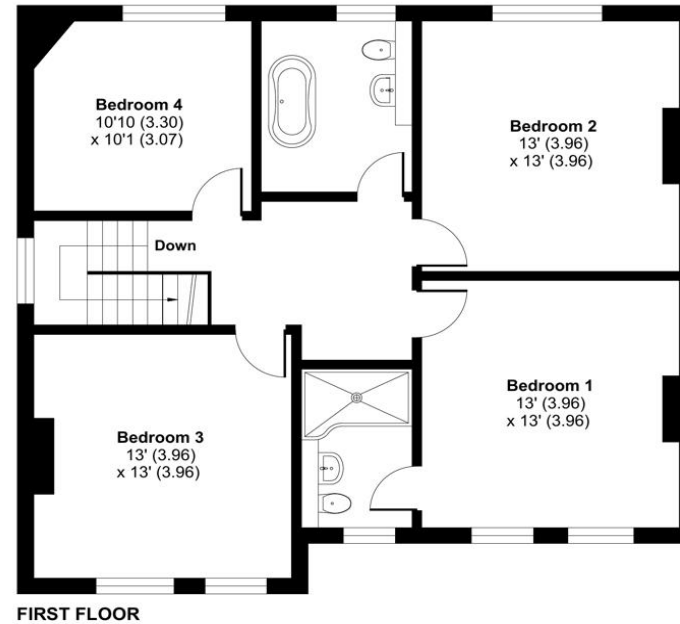
Welcome to this stunning, immaculately renovated detached house situated on Fareham Road. Boasting four spacious bedrooms, this property offers the perfect blend of modern luxury and traditional charm. As you step inside, you're greeted by two inviting sitting rooms, one of which could serve as a home office/playroom/additional bedroom, this provides ample space for relaxation and entertainment. The family room adds versatility to the layout, ideal for casual gatherings or a cozy night in. The heart of the home lies in the open-plan kitchen and dining area, where culinary delights meet effortless elegance. With double doors opening onto the rear landscaped garden, this space seamlessly blends indoor and outdoor living, perfect for family gatherings and summer soirées. Upstairs, the accommodation continues to impress with four generously sized double bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room, offering a private sanctuary for rest and rejuvenation. The remaining bedrooms are served by a stylish family bathroom, ensuring comfort and convenience for all residents. Externally, the property benefits from ample off-road parking, providing practicality for modern living. The creatively designed landscaped garden offers a tranquil retreat, meticulously designed to provide a serene outdoor space for relaxation and enjoyment. This property enjoys a desirable location, combining peaceful surroundings with easy access to local amenities and transportation links.

Approximate Area = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(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/checom 2024. Produced for Charters Estate Agents Limited. REF: 1116673



## SITUATION

Gosport is a thriving Hampshire town to the south of Fareham, roughly 4 miles west of Portsmouth and about 11 miles from Southampton, with a population of approximately 85,000. The town offers a variety of amenities, such as a Waitrose supermarket. The Gosport Ferry is less than 15 minutes walk away from the house, providing a quick and scenic link to Portsmouth and its historic Dockyard, home to HMS Victory and the Mary Rose Museum and Gunwharf Quays. Gosport has three large marinas – one just a couple of hundred meters from the house – and is one of the UK's foremost sailing and yachting centres, being located directly at the mouth of the Portsmouth harbour.





### **SPECIFICATION**

- Refurbished throughout
- Impressive open-plan kitchen/dining room
- Four double bedrooms
- En-suite facilities to the principal bedroom
- Driveway parking for multiple vehicles
- Private and large garden
- Gas central heating

### **LOCAL AUTHORITY**

Gosport Borough Council  
Council Tax Band: F

### **GUIDE PRICE**

Asking Price £850,000

### **TENURE**

Freehold

### **SERVICES**

Mains Gas, Electricity, Water and Drainage