



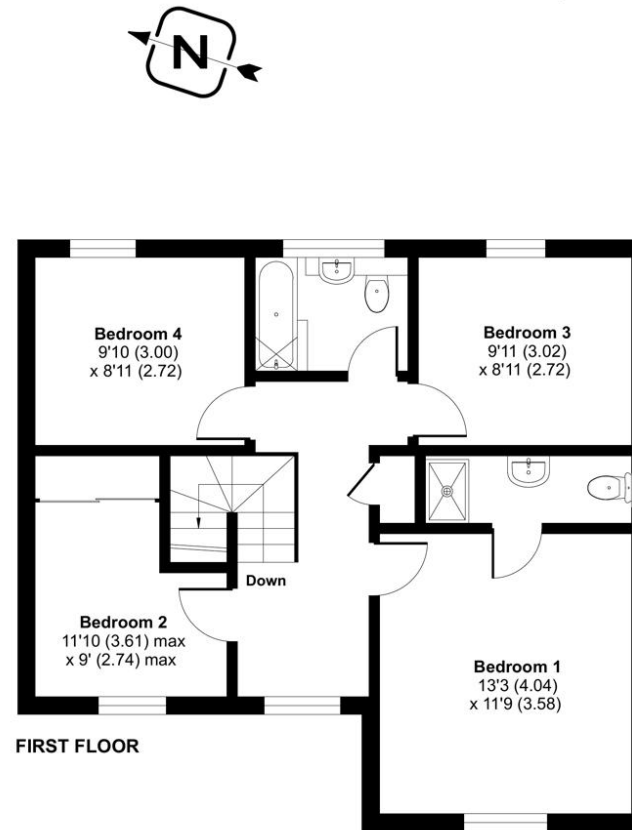
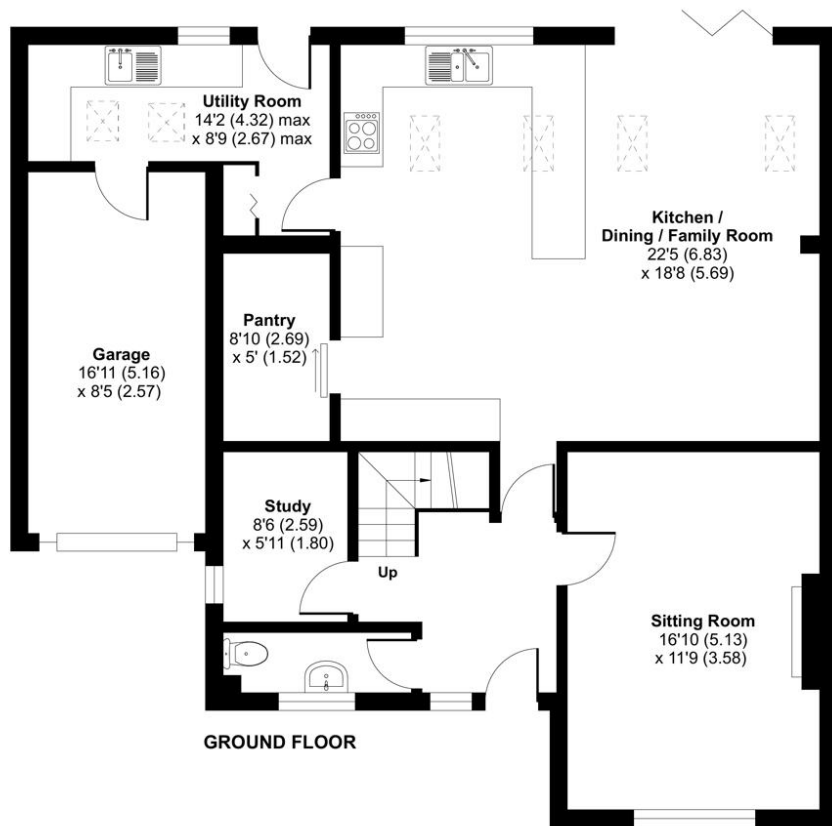
Hunts Pond Road, Park Gate, Southampton, Hampshire, SO31 6RD



ACCOMMODATION

Welcome to this beautifully presented 4-bedroom detached home located on the sought-after Hunts Pond Road. Ideal for family living, this spacious property offers a range of modern features and an impressive layout throughout. As you step inside, you'll find a welcoming entrance hallway leading to a downstairs toilet, a dedicated study perfect for home working, and a sitting room. The heart of the home is undoubtedly the rear extension, which has been transformed into a stunning open-plan kitchen/diner/family room. This light-filled space boasts bi-fold doors that open onto the garden, seamlessly blending indoor and outdoor living. The well-equipped kitchen benefits from a pantry and a convenient utility room, offering ample storage and practical space. Upstairs, there are four well-proportioned bedrooms. The principal bedroom features an ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom. Outside, the property offers an enclosed rear garden, perfect for entertaining with a mix of decking and lawn areas. To the front, there is off-street parking and a garage for additional storage or parking needs. This home is the perfect blend of space, style, and functionality, offering everything a growing family could need.

Approximate Area = 1609 sq ft / 149.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1755 sq ft / 162.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1161091



SITUATION

The well served village of Park Gate straddles a 2 mile stretch of the A27 with Swanwick station just 1 mile to the north providing services along the South Coast between Brighton and Poole and an hourly service to London Victoria. Commuters will further appreciate access to the M27 being just 1.5 miles away. In Park Gate itself there is a very good range of shops and facilities, convenience stores, Post Office, independent retailers, pubs and take-aways to name but a few, whilst the southern edge of Park Gate merges into Locks Heath where there is a substantial shopping centre with Waitrose supermarket. In addition, there are two Churches: Duncan Road Church and St. Margaret Mary R.C. and a respected primary school which feeds in to Brookfield secondary school located miles away. The area is also well positioned for leisure pursuits with access to the River Hamble and The Solent within easy reach providing world renowned sailing facilities whilst nature lovers will appreciate the close proximity of the River Hamble Country Park and Hook with Warsash Nature Reserve.

8+



SPECIFICATION

- Four bedroom detached family home
- Extended
- Open plan kitchen/diner/family room with utility room
- Ensuite onto principal bedroom
- Rear enclosed garden
- Garage and off street parking

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band

OFFERS IEO £600,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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