

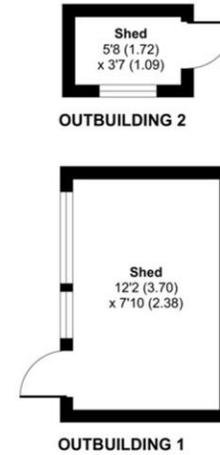
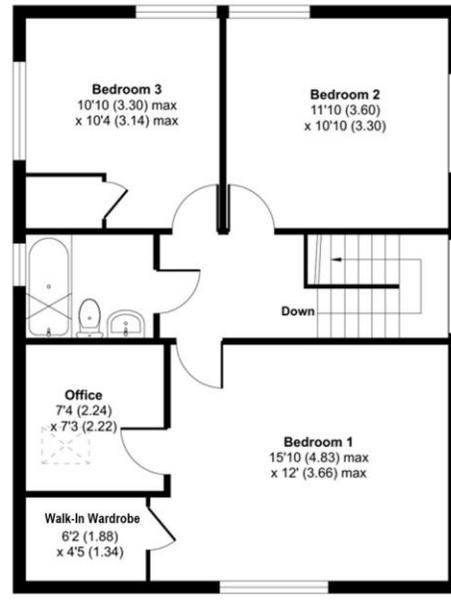
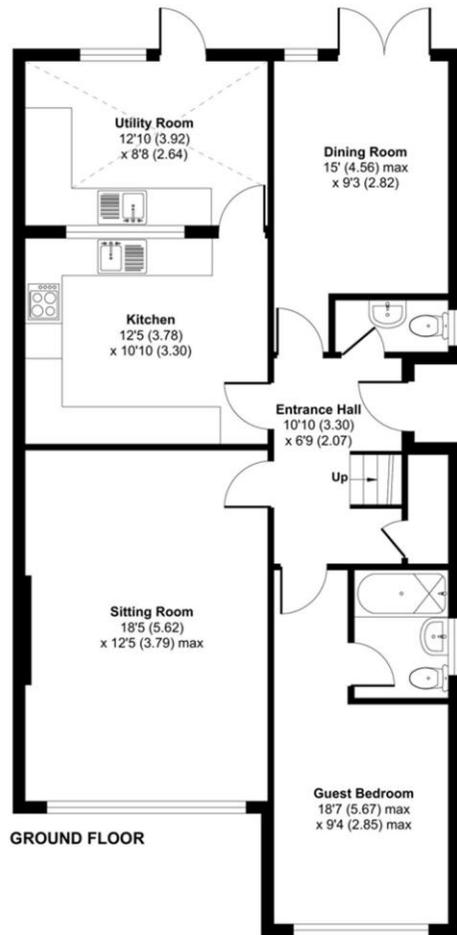




ACCOMMODATION

Welcome to this beautifully presented four- double bedroom detached family home, offering spacious and versatile living in a highly desirable location. Nestled on Hunts Pond Road, this property is perfect for families seeking comfort, style, and convenience. Upon entering, a bright and welcoming hallway leads to a generous sitting room, ideal for both relaxation and entertaining. The modern, well-equipped kitchen flows seamlessly into a practical utility room, providing additional storage and convenience, as well as sliding doors leading out to the garden. Positioned at the rear, the dining room creates a delightful space for family meals and social gatherings, with direct access to the garden. A well-sized guest bedroom, which could be used as a further reception room, and a convenient ground-floor en-suite bathroom complete the downstairs accommodation. Upstairs, three additional bedrooms offer ample space and natural light, with the principal bedroom benefiting from a walk-in wardrobe for added luxury. A dedicated office provides the perfect home-working space, while the stylish family bathroom is well-appointed for modern living. Externally, the private garden, measuring approximately 65' in length features fruit trees, a vegetable patch, a pergola forming a further seating area, as well as having two outbuildings, including a large storage shed. With ample parking and a prime location close to local amenities, transport links, and excellent schools, this property is the perfect family home.

Approximate Area = 1584 sq ft / 147.2 sq m
 Outbuilding = 115 sq ft / 10.7 sq m
 Total = 1699 sq ft / 157.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		64
(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	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1265569

SITUATION

Titchfield Common is very popular with those with younger families as there are two highly regarded Primary Schools within its boundaries which feed into Brookfield Secondary School. An R.C. Primary School is also located in Titchfield Common and pupils continue their learning journey at either Brookfield or one of the R.C. Secondary Schools in Southampton. The area is also very well served by pre-schools, there is a Dentist Surgery and a convenience store at Hunts Pond Road. The main Doctors Surgery is located at the centre in Locks Heath. There is a popular Church at Hunts Pond Road and another Church is situated at Church Road Locks Heath. The whole area is served by a large Community Hospital located at Sarisbury Green. Titchfield Common has the benefit of a network of landscaped footpaths which offer pleasant recreational use, as well as practical access to many parts of the area. For those who enjoy walking or cycling a little further afield, the village of Titchfield is located within two miles, as is the Solent coastline. There are no less than ten public houses within the immediate surrounding areas.



SPECIFICATION

- Spacious detached family home
- Ground-floor guest bedroom with en-suite bathroom
- Contemporary kitchen with a separate utility room
- Four double bedrooms
- Private southwest-facing rear garden
- Prime location near amenities and schools

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E

ASKING PRICE £520,000

TENURE

Freehold