

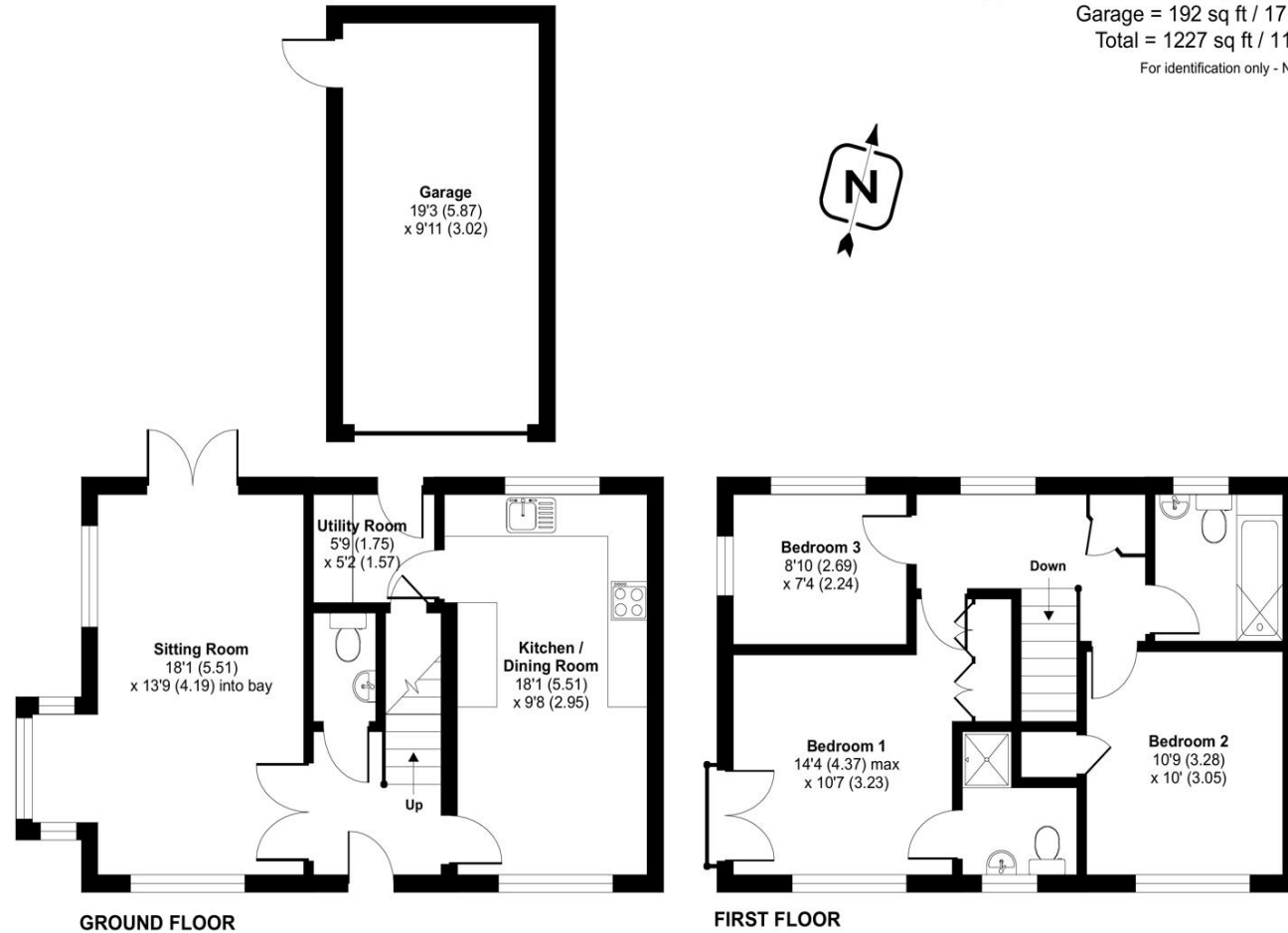




ACCOMMODATION

Welcome to this beautifully presented three-bedroom detached home, perfectly positioned in the sought-after Fragorum Fields. This property is ideal for families and professionals alike, offering spacious, well-appointed accommodation across two floors. The ground floor features a welcoming entrance hall leading to a generous sitting room with a bay window and French doors that open onto the rear garden, creating a bright and inviting space to relax or entertain. The heart of the home is a stylish open-plan kitchen and dining area, thoughtfully designed for both cooking and socialising, with convenient access to a utility room and downstairs WC. Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from ample built-in storage and a modern en-suite, while the additional two bedrooms are served by a sleek family bathroom. Externally, the home is complemented by a detached garage and private driveway, offering excellent off-road parking. The rear garden provides a secure and peaceful space, perfect for outdoor enjoyment. Immaculately maintained and ready to move into, this home combines comfort, space, and practicality in a desirable location close to local schools, transport links, and amenities.

Approximate Area = 1035 sq ft / 96.2 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1227 sq ft / 114 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	78	
(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.

SITUATION

Whiteley, Locks Heath and Fareham provide an excellent range of shopping and leisure facilities. Fareham main line railway station is a short distance away and there are good motorway links to the M27 for both east and west bound routes with access to the A3 for Petersfield, Guildford and London. The cities of Portsmouth and Southampton are little more than ten miles away. Situated in an extremely sought after residential location nearby is the historic village of Titchfield which provides an excellent range of amenities, doctors, schools, and village shops. The Meon Shore, Hill Head, and Lee on the Solent beaches are all within easy access, together with the Titchfield Haven Nature Reserve.

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: 1276142



SPECIFICATION

- Three bedroom detached family home
- Separate utility room and convenient downstairs WC
- Principal bedroom with built-in storage and en-suite shower room
- Located in a sought-after residential area close to local schools, amenities, and transport links

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E

ASKING PRICE £450,000

TENURE

Freehold