



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ASKING PRICE
£395,000
Freehold
Hunts Pond Road, Park Gate, SO31 6RD
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Hunts Pond Road, Park Gate, SO31 6RD

3 Beds - 1 Bath

Brambles Estate Agents are delighted to present this charming three-bedroom character cottage with a modern interior and driveway parking. A fantastic family home conveniently located close to the local amenities of Park Gate and Locks Heath Shopping Village

FEATURES

- Semi-detached cottage with character features
- Contemporary internal decor
- Open plan living room / kitchen / dining area
- Cosy snug with log burner
- Three bedrooms with fitted storage to the master
- Modernised family bathroom plus downstairs WC



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This charming character cottage with driveway parking for three cars, is situated on a highly desirable road, conveniently located within walking distance to the local amenities of Park Gate and Locks Heath Shopping Village. Ideal for families, the home is perfectly placed for access to an abundance of walks and trails through woodland at Kites Croft, as well as being in catchment for Park Gate Primary School and Brookfield Secondary School. Having undergone a refurbishment in 2018, this fantastic home now has an impressive internal layout with a contemporary internal decor yet still maintains some of its original charm and character features. Downstairs, the snug offers a cosy space to relax in front of the log burner. Continue through to the main living area where you can enjoy the open plan living room / kitchen / dining area with its spacious feel that continues throughout the house. Its a fantastic space for entertaining the family or hosting guests. The modern fitted kitchen benefits from integrated appliances and is finished to a high standard. Patio doors from the dining area allow access to the back garden, mainly laid to lawn with a decked area perfect for outdoor furniture. Upstairs you will find the modern tiled bathroom suite plus three bedrooms offering plenty of accommodation for the growing family, all flooded with plenty of natural light. The master bedroom is a spacious double room with ample fitted storage. Thanks to its impressive charm and convenient location, we dont anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to arrange your viewing.



Outside

Driveway laid to gravel at the front, with space for one vehicle. Block paved, shared driveway providing access to an additional tarmac driveway.

Hallway (3' 7" x 8' 7") or (1.10m x 2.62m)

Composite front door with opaque double glazing. Wooden flooring. Doorways leading to lounge and kitchen/dining/family room. Carpeted staircase with wooden hand rail rising up to first floor.

Snug (12' 0" x 12' 0") or (3.65m x 3.65m)

Wooden panelled door with brass fittings. Double glazed window to front. Wooden flooring. Deep moulded skirting boards. Radiator.. Fireplace with log burner and oak mantle beam above. Built in media cupboard.

W.C (3' 7" x 3' 9") or (1.10m x 1.14m)

Wooden panelled door with brass fittings. Wooden flooring. Deep moulded skirting boards. Low level WC with cistern. White corner hand wash basin with chrome taps. Radiator. Extractor fan.

Living Room (12' 6" x 12' 4") or (3.81m x 3.75m)

Wooden panelled door with brass fittings. Double glazed window to side. Wooden flooring. Deep moulded skirting boards. Radiator. Cast iron fireplace. Inset spots. Opening leading to kitchen. Doorway leading to W.C.

Kitchen (11' 6" x 11' 0") or (3.50m x 3.35m)

Double glazed windows to side. Wooden flooring. Deep moulded skirting boards. Full range of matching wall and base units. White sink and half with drainer and chrome mixer tap. Ample work surfaces. Tiled splash backs. Integrated electric oven and four point gas burner hob with stainless steel extractor hood above. Integrated dishwasher, washing machine and fridge freezer. Wall unit housing the boiler. Inset spots. Opening leading to dining room.

Dining Area (8' 3" x 6' 7") or (2.52m x 2.00m)

UPVC double glazed French doors to back garden. Wooden flooring. Deep moulded skirting boards. Inset spots.

Landing (12' 6" x 4' 5") or (3.80m x 1.34m)

Carpet. Deep moulded skirting boards. Doorways leading off to all rooms on the first floor. Access to loft.

Master Bedroom (12' 1" x 12' 0") or (3.68m x 3.65m)

Wooden panelled door with brass fittings. Dual aspect room. Double glazed windows to front and side aspect. Carpet. Deep moulded skirting boards. Radiator. Built in wardrobe plus built in storage cupboard.

Bedroom Two (10' 0" x 11' 6") or (3.04m x 3.50m)

Wooden panelled door with brass fittings. Dual aspect room. Double glazed windows to side and rear. Carpet. Deep moulded skirting boards. Radiator. Fitted wardrobe.

Bedroom Three (8' 6" x 7' 9") or (2.60m x 2.36m)

Wooden panelled door with brass fittings. Double glazed windows to side. Carpet. Deep moulded skirting boards. Radiator.

Bathroom (5' 6" x 7' 11") or (1.68m x 2.42m)

Wooden panelled door with brass fittings. Double glazed window to side. Tiled walls. Tiled floor. Low level WC with cistern. White pedestal wash basin with chrome taps. White panel bath with glass shower screen and chrome shower above. Inset spots. Wall mounted, mirrored vanity unit.

Garden

Mainly laid to lawn. Decked area. Fully fenced. Wooden gate leading to front and drive. Wooden shed.

Other

Fareham Borough Council Tax Band C £1924.04 2025/26 charges.

Vendors position: Need to find.



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