



**Jeffries
Dibbens &**
estate and letting agents

6a Coach Hill
Titchfield, PO14 4EE

Exceptional

PROPERTY SUMMARY

This exquisite property is situated on a large plot, moments away from the historic village of Titchfield with its quirky shops and local amenities. A short walk from the River Meon, this property has a spectacular entrance up the sweeping driveway into the grand porch through to the entrance hallway. The wide and welcoming hall guides you through to the cosy family room at the front of the house, a study/bedroom five, and bedroom four, which boasts not only a sleek shower room en-suite but also a dressing room. Double oak doors open onto the family hub of the stunning open-plan kitchen/dining/sitting room with dual aspect bi-folding doors onto the landscaped rear garden. Upstairs, a grand staircase climbs to the suspended landing with doors to bedrooms one, two, and three, as well as the fitted, four-piece family bathroom. Bedroom one has stylish contemporary décor and a dressing room leading to the large en-suite. Offering a quirky blend of modern design and character, features such as the high vaulted ceilings in the bedrooms, feature oak staircase and free standing baths make this home one of a kind. Further benefits to this spectacular residence include a downstairs W/C, utility room, and a detached single garage with potential to extend (STPP). This property is impeccably designed and must be viewed internally to fully appreciate all that is on offer - call us now in our Stubbington Branch to book your viewing today and avoid missing out.

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ENTRANCE HALLWAY

FAMILY ROOM 13' 7" x 12' (4.14m x 3.66m)

STUDY 9' 1" x 8' 6" (2.77m x 2.59m)

BEDROOM 4 11' 9" x 10' 9" (3.58m x 3.28m)

ENSUITE

DRESSING ROOM

UTILITY ROOM

KITCHEN/DINING/SITTING ROOM 32' x 13' (9.75m x 3.96m)

W/C

LANDING

BEDROOM 1 15' 3" x 13' 7" (4.65m x 4.14m)

DRESSING ROOM

ENSUITE

BEDROOM 2 13' 8" x 11' 9" (4.17m x 3.58m)

BEDROOM 3 12' 10" x 11' 9" (3.91m x 3.58m)

FAMILY BATHROOM

OUTSIDE

DRIVEWAY PARKING

FRONT GARDEN

GARAGE 15' 6" x 12' 8" (4.72m x 3.86m)

GARDEN ORANGRY

REAR GARDEN

LOCAL AUTHORITY
Fareham Borough Council

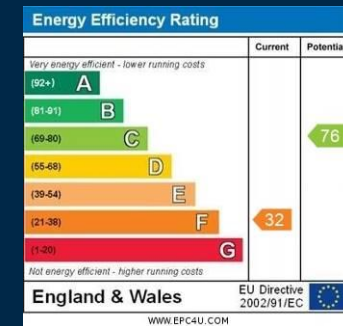
TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Whilst 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 mis-statement. 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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