

Offer in the region of **£635,000**
3 Courtenay Close
Titchfield Park, PO15 5QL

PROPERTY SUMMARY

This wonderful, executive family home with potential to add a 5th bedroom (subject to planning) is offered with no forward chain and located on a private cul-de-sac of just four homes. With it's situation close to the M27/A27, whilst also being within walking distance to good local schools and close proximity to the south coast's stunning beaches this property is position ideally. Immaculately presented throughout, the property offers a seamless blend of generous accommodation, modern décor and practical family living space. Downstairs, the property begins with the welcoming and bright entrance hallway with doors leading to the useful W/C, large lounge with feature wood burner and the open plan kitchen / sun room, refitted just a few years ago. There is also a separate dining room linked to the lounge by double doors, a matching utility room from the kitchen and a study with doors opening onto the rear garden. A new Neville Johnson staircase leads upstairs to where four double bedrooms, an impeccably refurbished en-suite to the master bedroom and a family bathroom complete this family home. The rear garden of this property is deceptively large, wrapping around the corner of the house, offering a great degree of privacy and an ideal space for hosting family and friends in the summer months. With further benefits such as the integral double garage, driveway parking and a pleasant front garden, this property is not to be missed. Call us in our Stubbington Branch to book in your viewing to secure this large family home and private lifestyle.





HALLWAY

LOUNGE 17' 5" x 12' 2" (5.31m x 3.71m)

DINING ROOM 10' 2" x 9' 11" (3.1m x 3.02m)

STUDY 9' 7" x 7' 6" (2.92m x 2.29m)

KITCHEN 11' 6" x 11' 5" (3.51m x 3.48m)

SUN LOUNGE 12' 2" x 12' 5" (3.71m x 3.78m)

UTILITY ROOM 6' 7" x 5' 8" (2.01m x 1.73m)

LANDING

BEDROOM 1 13' 1" x 11' 9" (3.99m x 3.58m)

ENSUITE

BEDROOM 2 14' 0" x 8' 6" (4.27m x 2.59m)

BEDROOM 3 11' 8" x 9' 8" (3.56m x 2.95m)

BEDROOM 4 12' 7" x 8' 5" (3.84m x 2.57m)

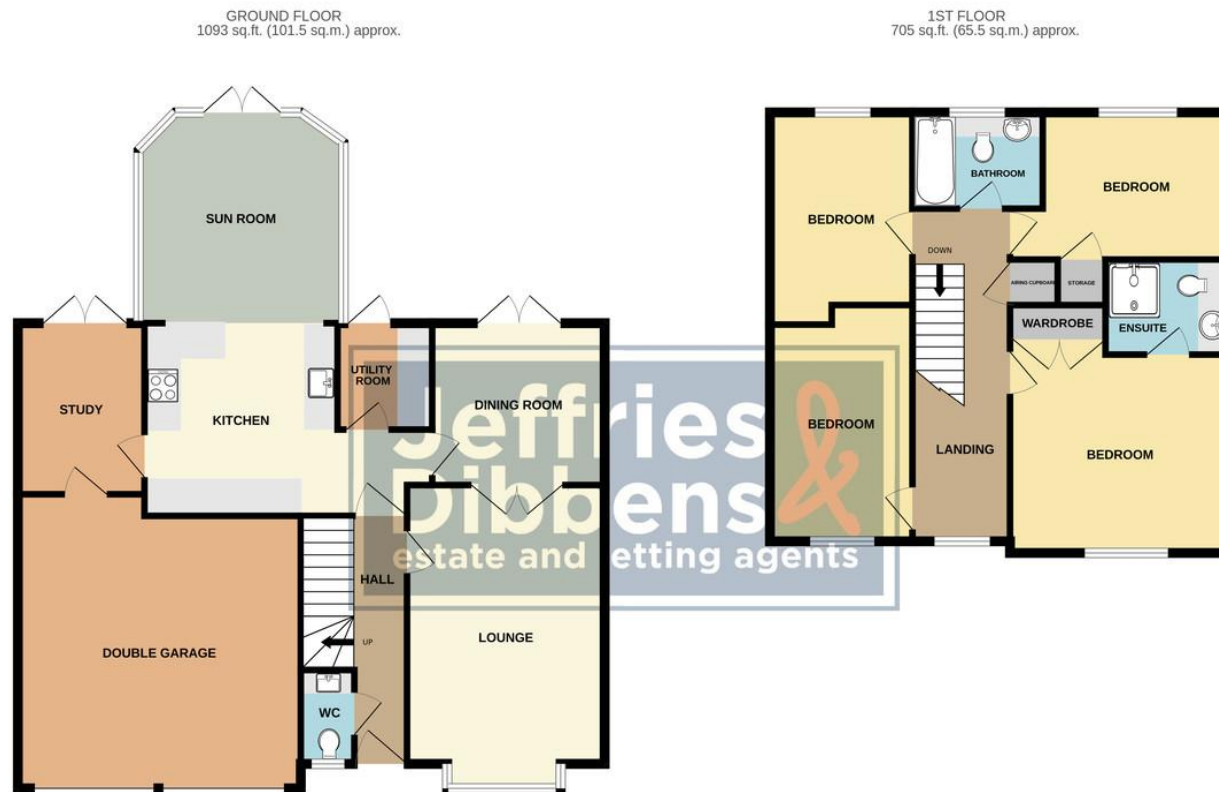
BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE 17' 7" x 17' 5" (5.36m x 5.31m)

REAR GARDEN



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 sq.m.) approx.

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.

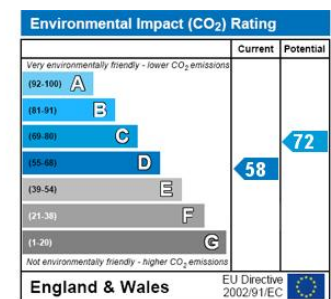
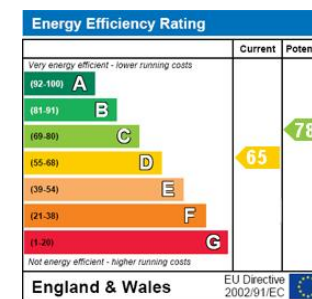
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT
01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk