



Springles Lane | Titchfield | PO15 6RR

Asking Price £1,250,000





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\*\* RE-AVAILABLE 04/01/2024 \*\* W&W are delighted to offer for sale this recently renovated, well presented & vastly improved five bedroom detached chalet home sitting on an enviable 0.90 acre plot set down a secluded lane. The property enjoys five double bedrooms, lounge, dining room, study, modern re-fitted kitchen, impressively sized conservatory, modern re-fitted downstairs shower room, modern re-fitted family bathroom & modern re-fitted en-suite shower room to the master suite. The property sits on a superb 0.90 acre plot enjoying an impressive rear garden with mature woodland to rear, two single garages & ample driveway parking.

Fairhill is tucked away in a semi-rural location with mature woodland giving the feel of secluded countryside, with the benefit of excellent transport links close by. Picturesque walks are easily accessible including that to Whiteley Shopping Centre where a variety of shops and amenities can be found. Just around the corner is the renowned Skylark Golf & Country Club enjoying an 18 hole golf course, restaurants, gym & spa.











Recently renovated, extremely well presented & vastly improved five double bedroom chalet style detached family home

Sat on a delightfully, mature plot approaching 0.90 acre in a sought after semi-rural location

Welcoming entrance hall enjoying built in under stairs storage cupboard

Replacement carpets flowing through the entrance hall, lounge, dining room, stairs, landing, study & all five bedrooms

Dual aspect lounge with double doors opening into the conservatory

Dining room with open access into the lounge

Study with built in office furniture

Stunning modern re-fitted kitchen/breakfast room boasting quartz effect worktops, high gloss units & large central island unit

Integrated appliances include full height fridge, full height freezer, induction hob, 'Neff' oven, combination oven/microwave/grill, dishwasher, washing machine & bins

Impressively sized 28'6ft conservatory with patio doors opening out onto decked sun terrace

Two double bedrooms to the ground floor both benefitting from built in wardrobes





Tenure: Freehold

EPC Rating: D

Council Tax Band: E

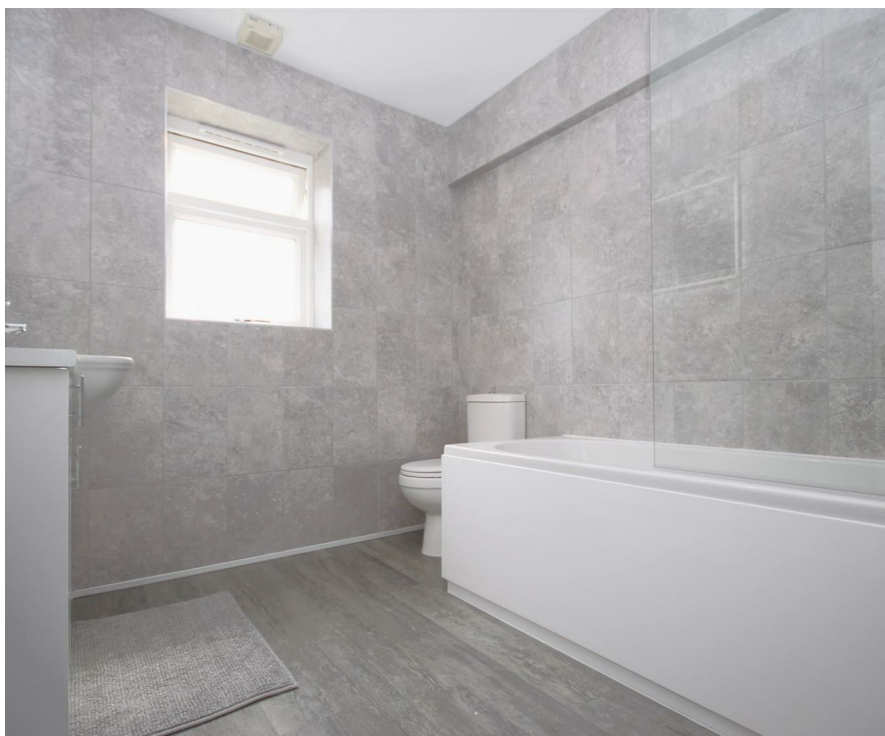
Modern re-fitted downstairs shower room comprising three piece white suite, low profile double shower cubicle tray & attractive wall/floor tiling

Master suite to the top floor benefitting from bespoke fitted wardrobes & wardrobed doors into 'Secret Hidden' modern en-suite

Modern re-fitted en-suite shower room comprising three piece white suite & attractive wall tiling

Two further double bedrooms with one benefitting from eaves storage

Modern re-fitted family bathroom comprising three piece white suite & attractive wall tiling







South westerly facing landscaped rear garden with 2023 newly fitted decked sun terrace perfect for alfresco dining, majority laid to lawn with shrubbery & sensored lighting along the garden into the woodland garden

The garden splits into two sections, the rear section is laid to mature woodlands and the current owner informs us that there is electrics, water & internet connected so would have great potential for a log cabin

'In our opinion' the plot offers a great deal of privacy

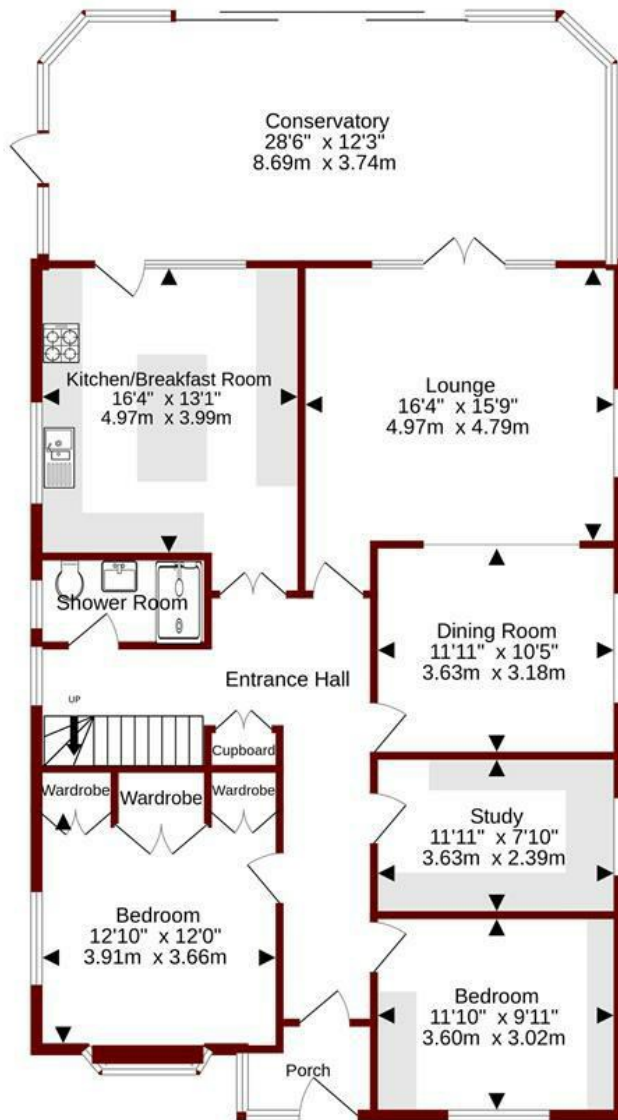
Two single garages both benefitting from power & lighting

Front garden laid to lawn with newly laid driveway providing parking for ample vehicles

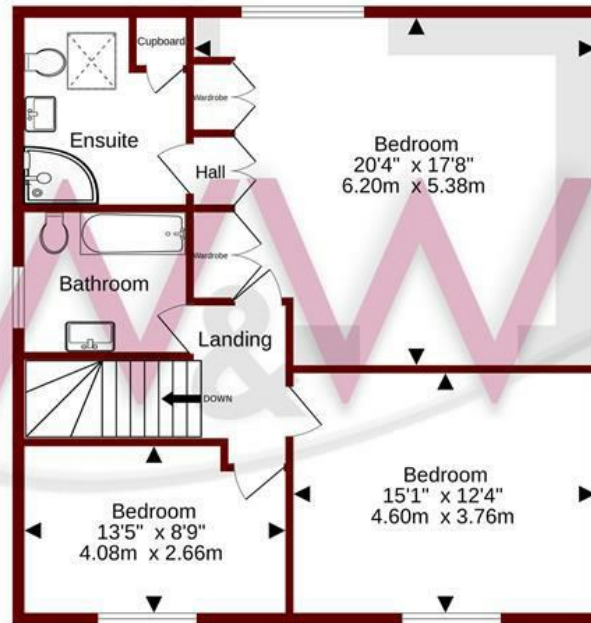




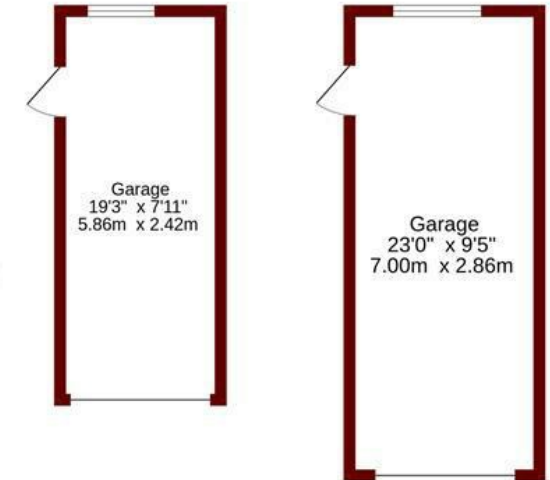
Ground floor  
1518 sq.ft. (141.0 sq.m.) approx.



1st floor  
864 sq.ft. (80.2 sq.m.) approx.



Garages  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 2750 sq.ft. (255.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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