

Located in a quiet pocket of the sought-after Peel Common estate, this extended three-bedroom home presents a rare opportunity to acquire a well-maintained and modernised freehold property. Lovingly cared for by the current owners for over 35 years, it is a true testament to long-term ownership and attention to detail. The accommodation is both spacious and contemporary, featuring a generous living area complete with a charming log burner. Thoughtfully extended, the layout offers flexible living spaces, including a dining room and a separate family room. The property also benefits from a modern shower room and a convenient downstairs WC. Outside, the mature garden has been beautifully maintained and provides a peaceful, private retreat. This is a ready-to-move-into home in a desirable location. To arrange your viewing, please contact the Gosport team — phone lines are open until 8pm.















# ENTRANCE PORCH ENTRACE HALLWAY

WC

**LIVING ROOM** 21' 7" x 12' 7" (6.58m x 3.85m)

**KITCHEN** 11' 5" x 8' 8" (3.49m x 2.66m)

**DINING ROOM** 12' 4" x 8' 10" (3.78m x 2.71m)

**FAMILY ROOM / STUDY** 10' 1" x 7' 7" (3.09m x 2.32m)

**STAIRS AND LANDING** 

**BEDROOM ONE** 12' 10" x 10' 10" (3.92m x 3.31m)

**BEDROOM TWO** 9' 8" x 8' 3" (2.95m x 2.53m)

**BEDROOM THREE** 10' 0" x 6' 11" (3.07m x 2.13m)

**BATHROOM** 6' 1" x 5' 9" (1.86m x 1.76m)

**GARDEN** 32' 9" (10m

**GARAGE & PARKING** 

**AGENTS NOTES** 

Estate charges £600 PA





GROUND FLOOR 1ST FLOOR



Whist every attempt has been made to ensure the accuracy of the floorpilan contained here, measurements of doors, windows, nomis 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

Gosport

## **TENURE**

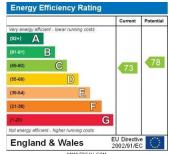
Freehold

## **COUNCIL TAX BAND**

Band C

#### **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.

As part of our leg all obligations under the Money Laundering, Terror ist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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