



Common Lane  
Titchfield  
Fareham  
PO14

GUIDE PRICE £899,000



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Occupying a secluded position with a south facing rear garden and far reaching views across neighbouring farm land across to the Isle of Wight, this superbly appointed and imaginatively extended detached chalet-bungalow is located approximately half a mile from the historic English village of Titchfield. Enjoying extensive and flexible living and sleeping accommodation that is arranged over two floors, the current owners have meticulously maintained the property throughout, creating the perfect family home for the past 22 years.





## INTRODUCTION

This superbly appointed home benefits from four double bedrooms, three of which enjoy direct access to en suite facilities. Italian ceramic floor tiles extend throughout the ground floor, with the dining/family room boasting an open vaulted ceiling with automatic electric Velux windows and underfloor heating. The property is set back a fair distance from Common Lane, with off road parking provided for several vehicles in front of a sizeable detached garage.

## GROUND FLOOR

The entrance hall is notably larger than average, with doors providing access to each of the principal rooms and stairs that lead to the first floor. Ample storage is provided. The living room measures a comfortable 19ft4 x 12ft2 and benefits from a solid stone fireplace with inset flame effect fire. There is ample room for large modern furniture. The kitchen comprises a range of wall mounted storage cupboards with low-level base units and drawers to match. A rolled top worksurface incorporates a stainless steel sink with mixer tap whilst fitted appliances include an eye-level double electric oven with four ring gas hob

to match having an extractor chimney above. There is an integral dishwasher and a fridge freezer. An opening continues through to an impressive open-plan dining/living room with underfloor heating, an open vaulted ceiling with electric Velux windows and doors providing access to the rear garden. The ground floor accommodates two double bedrooms, one of which benefits from en suite facilities. Also located on the ground floor is a sizeable utility room and a refitted family bathroom.

## FIRST FLOOR

The first floor accommodates a further two double bedrooms both benefiting from refitted en suite facilities with the second bedroom benefiting from a sizeable walk-in wardrobe and access to eaves storage.

## OUTSIDE

Set back from Common Lane, the property is accessed via a sizeable driveway providing ample parking in front of a detached garage. The neatly kept front garden has been mainly laid to lawn and bordered with a mixture of mature trees and shrubs. Adopting a highly desirable southerly outlook the rear garden enjoys a high degree of

privacy extending to an average depth of 40 feet whilst backing onto open farmland. There is a large patio area and access to a self contained home office.

## SITUATION & AMENITIES

Situated east of the river Hamble, Titchfield is a historical English village with an excellent range of local shops and amenities that include a pub, Co-Op and a Butchers. The village is also home to St Peter's Church, one of the oldest churches of its kind. The canal and river walks towards Titchfield Haven and Meon Shore are also close by. Titchfield is well placed for rail links to London, Winchester and Southampton Parkway with easy access to the M27 also provided.

## AGENTS NOTES

The property benefits from a mixture of gas central and under floor heating. Planning permissions has been granted for a first floor extension.

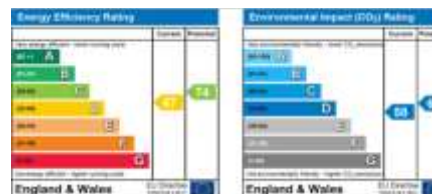




This floor plan is intended to give a general indication of the layout of this property and is for illustrative purposes only. Whilst every effort has been made to ensure its accuracy, prospective buyers are encouraged to check the measurements themselves. Plan produced using Planity.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.



## OFFER PROCEDURE

If you wish to make an offer on this property you will be asked to provide Abshot Estates with proof of your ability to proceed with a purchase. This can be a recent mortgage certificate (agreement in principal) or a copy of a recent bank or building society statement showing the necessary funds. As estate agents we are duty bound to verify the identity of potential buyers in order to comply with The Money Laundering Regulations Act 2017. The following documents are acceptable. A valid passport, a valid photo card driving licence (full or provisional) or a national identity card. We are also duty bound to verify a potential buyers address. The following documents are acceptable, a utility bill, bank, building society or credit union statement or a most recent mortgage statement. Please note that we are unable to mark a property as 'sold', remove it from the market or cancel further viewings until we are in receipt of all of the above.

SALES / LETTINGS / MANAGEMENT  
Little Abshot Road, Titchfield Common,  
Fareham, PO14 4LN  
[office@abshotestates.com](mailto:office@abshotestates.com) / 01489 573936