



**NESBITT & SONS**  
ESTATE AGENTS



## Oaktree Wickham Road, Fareham, PO17 5BT

### Offers in excess of £700,000

'Oaktree' is a superb newly built detached family residence designed around flexible living located on Wickham Road, Fareham, built by JIIG Developments Limited.

The home embraces eco-conscious living with an energy-efficient heating system and hot water setup, coupled with a heat recovery ventilation unit for fresh air circulation. Year-round comfort is assured through enhanced thermal insulation, while pervasive network cabling caters to high-speed connectivity, ideal for remote work or premium entertainment systems.

Demonstrating a commitment to environmental responsibility, the property incorporates a state-of-the-art water treatment plant, an electric vehicle (EV) charging station, and dedicated cycle storage. The ground floor welcomes you with a spacious entrance hallway, leading to a well-appointed study with an impressive front-facing window, a convenient cloakroom, and a utility room.

At the rear, an open-plan kitchen diner, a generous lounge, and a sunlit summer room with bi-fold doors seamlessly connect indoor and outdoor living spaces, creating an ideal setting for gatherings and relaxation.



Entrance Hall



Study/Bedroom 4



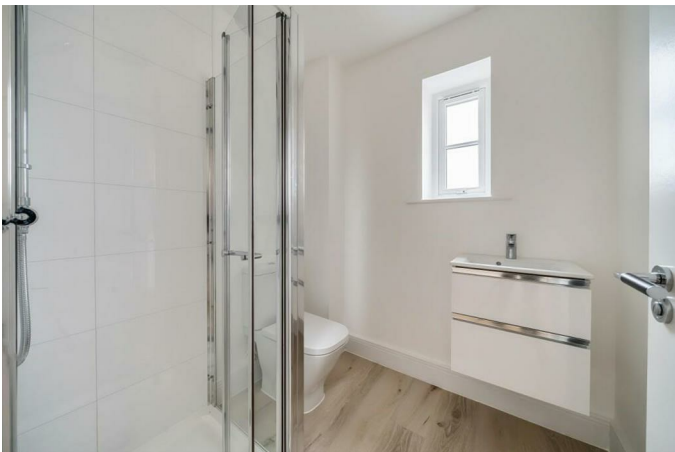
Summer Room



Utility Room



Shower Room



Living Room



Kitchen/Diner



Gallery Landing



Bedroom Two



Master Bedroom



Bedroom Three



En-Suite Shower Room



Family Bathroom



## Outside



## LOCATION

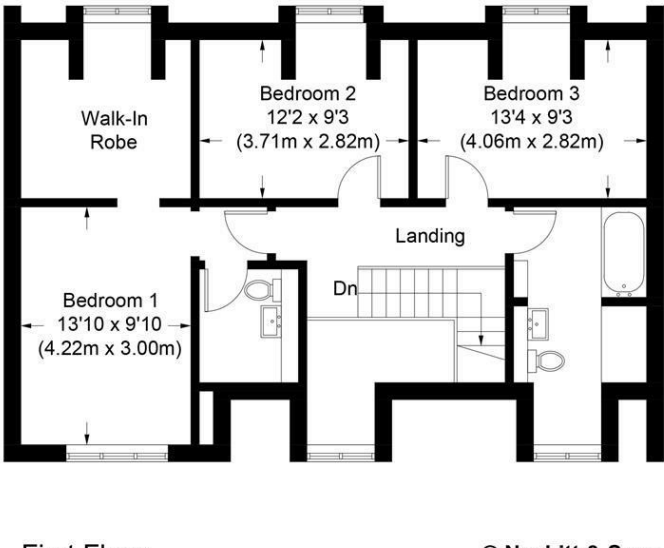
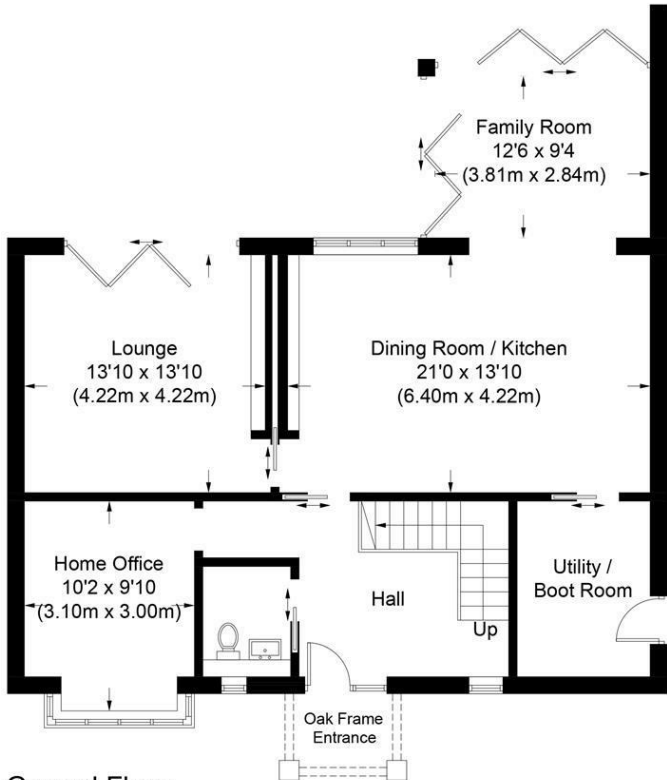
Wickham village is a stones throw away and features the second largest medieval market square in England forming the heart of this bustling village. From 15th century cottages to beautifully preserved Georgian houses, take time to appreciate the architectural details of the Square. With a number of independent shops selling unique gifts, chocolates, crafts and antiques as well as fantastic tea rooms and restaurants. Just a short walk from the Square are naturally formed Water Meadows, perfect for a walk, picnic or simply to spend some time by the water's edge. Wickham also marks the start of the Meon Valley Trail, a nine mile path on the old Meon Valley Railway Line stretching north towards the village of West Meon.



Floor Plan

Gingerbread Cottage, Wickham Road, Fareham, PO17 5BT

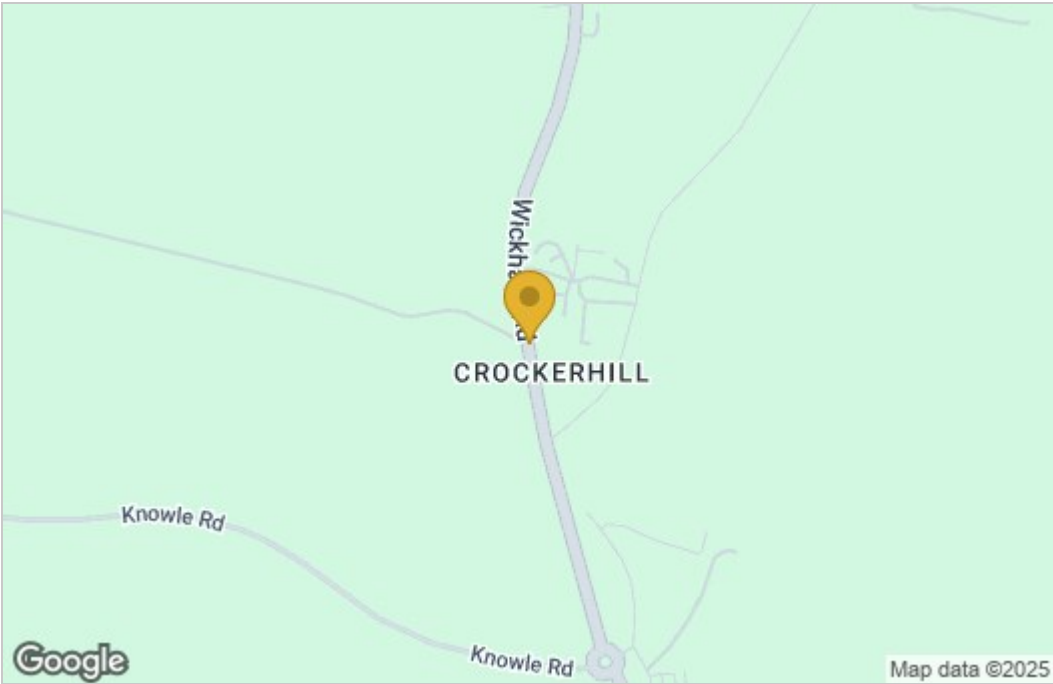
Approximate Gross Internal Floor Area  
Total = 1842 Sq Ft / 171.2 Sq M



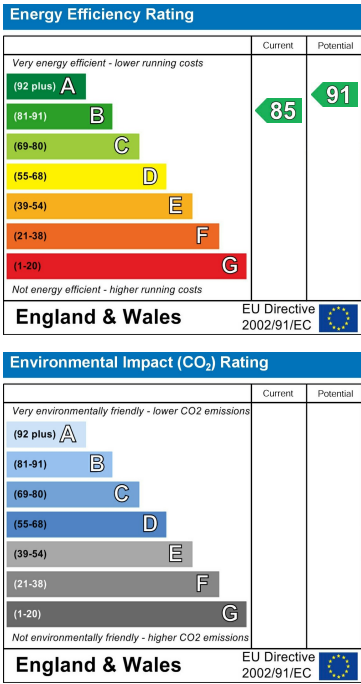
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The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Area Map



Energy Efficiency Graph



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