

Floor Plan



64 Portchester Road
Fareham, PO16 8QJ

We are proud to welcome to the market this truly exceptional four bedroom detached family home with private gated off road parking, double garage and large garden featuring swimming pool situated on a large plot on Portchester Road.

The property is finished to an extremely high specification throughout and consists of a large open plan bespoke Tom Howley kitchen - breakfast room - lounge room at the rear of the home with bi-fold doors opening up to the gardens. The kitchen features Wolf & SubZero fridge freezer/wine chiller. There are vaulted ceilings with velux windows and exposed beams flooding the space with natural light. You have two further reception rooms separate to the front of the home also along with a downstairs w/c and utility room accessible via the entrance hall.

Moving upstairs there are four bedrooms in total. The primary suite features vaulted ceilings and exposed beams also with the benefit of a balcony looking out across your grounds and an en-suite shower room. Three further bedrooms and a family bathroom complete the first floor accommodation.

Externally this home has a lot to offer. The gardens are expansive and feature paved dining areas, lawned areas, swimming pool with pool side bar, putting green and rear access via the road behind. To the front there is private electric gated parking for 4-5 vehicles and a double garage.

This home does offer an investment opportunity to the future owner as the rear garden has planning granted for a three bed chalet bungalow to be built if the new owners choose to. This would be perfect if looking to include a guest house for visitors or elderly family.

Guide price £1,350,000

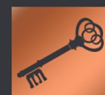
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1004281)
 Produced for Castles Estate Agents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B		(85-91) B	
(79-84) C	71	(79-84) C	
(73-78) D		(73-78) D	
(67-72) E		(67-72) E	
(61-66) F		(61-66) F	
(55-60) G		(55-60) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

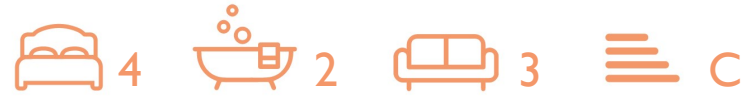


CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

64 Portchester Road

Fareham, PO16 8QJ



- FOUR BEDROOMS
- LARGE PLOT
- OPEN PLAN LIVING
- GATED OFF ROAD PARKING
- PRIMARY BEDROOM SUITE WITH BALCONY
- DETACHED
- EXCEPTIONAL FAMILY HOME
- TWO BATHROOMS
- DOUBLE GARAGE
- PLANNING GRANTED TO BUILD THREE BED CHALET BUNGALOW IN GARDEN

OPEN PLAN KITCHEN & FAMILY ROOM

37'4" x 23'11" (11.4 x 7.3)

DINING ROOM

12'5" x 11'9" (3.8 x 3.6)

FAMILY ROOM

17'0" x 11'1" (5.2 x 3.4)

UTILITY

DOWNSTAIRS W/C

PRIMARY BEDROOM & EN-SUITE

20'0" x 14'1" (6.1 x 4.3)

BEDROOM TWO

16'4" x 8'10" (5.0 x 2.7)

BEDROOM THREE

11'9" x 11'1" (3.6 x 3.4)

BEDROOM FOUR

13'1" x 10'5" (4.0 x 3.2)

FAMILY BATHROOM

GARAGE

18'0" x 15'8" (5.5 x 4.8)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some

independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

