

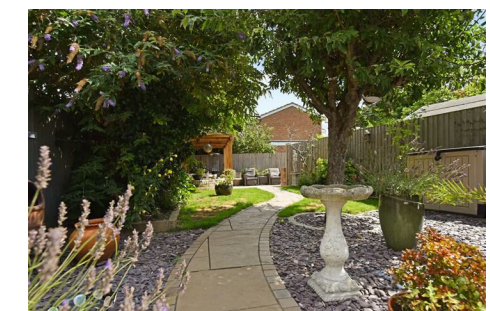
Floor Plan

Naseby Cottage, Castle Street, PO16 9PX

Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft
 Studio / Store = 14.2 sq m / 153 sq ft
 Total = 132.4 sq m / 1425 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID785886)



**Naseby Cottage Castle Street
Portchester, PO16 9PX**

We are proud to welcome to the market Naseby Cottage. This exceptional four bedroom detached home is situated on the ever so popular Castle Street in Portchester.

This charming property has plenty of character and features a large sitting room with wood burner, separate dining room also with wood burner, modern fitted kitchen at the rear and a w/c completes the ground floor accommodation.

Moving upstairs there are four bedrooms in total. The main bedroom benefits from a Juliet balcony over looking the gardens and there is a family bathroom featuring a bath and a shower.

Externally the property is set back from the road and has space for parking to the front and down the side. There is also a garage. The garden is landscaped beautifully and features a pond, spacious seating area to entertain with a bar, bbq and pizza oven.

For more information or to arrange a viewing on this exceptional home please call Castles today.

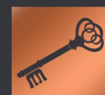
Asking price £700,000

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		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

DIRECTORS

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Naseby Cottage Castle Street

Portchester, PO16 9PX



- CASTLE STREET COTTAGE
- LANDSCAPED GARDENS
- OFF ROAD PARKING
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- GARAGE
- PIZZA OVEN & BAR IN GARDEN
- WELL PRESENTED THROUGHOUT

SITTING ROOM

23'9" x 12'11" (7.26 x 3.96)

DINING ROOM

13'1" x 9'4" (4.01 x 2.87)

KITCHEN

12'4" x 8'11" (3.78 x 2.74)

DOWNSTAIRS W/C

BEDROOM ONE

12'7" x 13'1" (3.84 x 4.01)

BEDROOM TWO

12'11" x 10'0" (3.96 x 3.05)

BEDROOM THREE

10'2" x 9'8" (3.12 x 2.97)

BEDROOM FOUR

10'4" x 8'2" (3.15 x 2.49)

BATHROOM

STORE

8'0" x 7'1" (2.44 x 2.18)

STUDIO

11'3" x 8'0" (3.45 x 2.44)

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.

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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

