









# 64 Kiln Road

Fareham, PO16 7UG

- IMPOSING DETACHED HOME
- THREE BATHROOMS
- OVER 3000 SQ FT OF ACCOMMODATION
- FOUR RECEPTION ROOMS
- POPULAR NORTH FAREHAM LOCATION
- FIVE BEDROOMS
- PLOT IN EXCESS OF 1/3 OF AN ACRE
- LARGE DRIVEWAY & DOUBLE GARAGE
- EASY ACCESS TO M27

**\*\*GUIDE PRICE £900,000-£950,000\*\*** This imposing 1920s detached family home, offering over 3,000 sq. ft. of accommodation, is set on a generous plot of just over one-third of an acre and enjoys a backdrop of open fields. Combining period charm with modern functionality, the property is approached via a spacious brick block-paved driveway that provides ample off-road parking and access to the double garage.



Guide price £900,000



Upon entering, you are welcomed into a grand and spacious entrance hallway, which sets the tone for the rest of the home. Stairs lead to the first floor, while doors provide access to all principal ground-floor rooms. The living room, with its front aspect window, is a warm and inviting space centered around a feature fireplace housing a wood-burning stove. From here, a pair of French doors opens into the dining room, a bright and airy space with its own set of French doors that overlook and provide access to the rear garden.

At the heart of the home lies the kitchen, seamlessly opening into a stunning garden room with a vaulted ceiling. The kitchen is fitted with elegant Shaker-style units and solid granite work surfaces, providing both style and functionality. A step leads down into the garden room, an exceptional space for family gatherings. Its vaulted ceiling is complemented by six skylights, a crescent-shaped feature window, and a variety of additional windows to the rear and side, all flooding the room with natural light. French doors provide direct access to the garden, while a second wood-burning stove adds to the cozy ambiance.

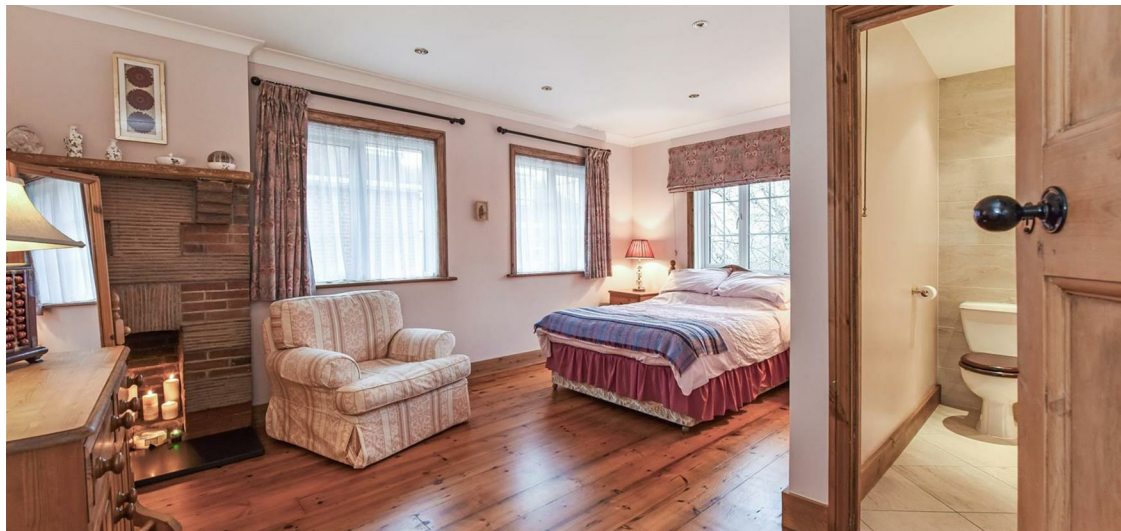
Additional practicality is offered by a well-proportioned utility room, and the snug/study, with its front aspect window, provides a quiet retreat for work or relaxation. A ground-floor cloakroom completes the accommodation on this level.

The first floor offers five bedrooms, four of which are generously sized doubles. Two of the bedrooms benefit from en-suite facilities, while the remaining rooms are served by a stylish family bathroom. The vast attic space, currently accessed via the first-floor landing, offers exciting potential for conversion (subject to planning permissions) to create further accommodation if desired.

The beautifully maintained rear gardens are a standout feature, offering an idyllic space for family life or gardening enthusiasts. Mostly laid to lawn, the garden is bordered by an array of mature shrubs, trees, and vibrant flowerbeds. Two patio areas provide perfect spots for alfresco dining, while a timber summer house presents an opportunity for use as a home office, gym, or additional retreat. A potting shed further enhances the practicality of this outdoor haven.

This charming and character-filled property truly must be seen to be appreciated. With its combination of space, versatility, and period elegance, it represents a rare opportunity to own a family home in a peaceful and sought-after location.



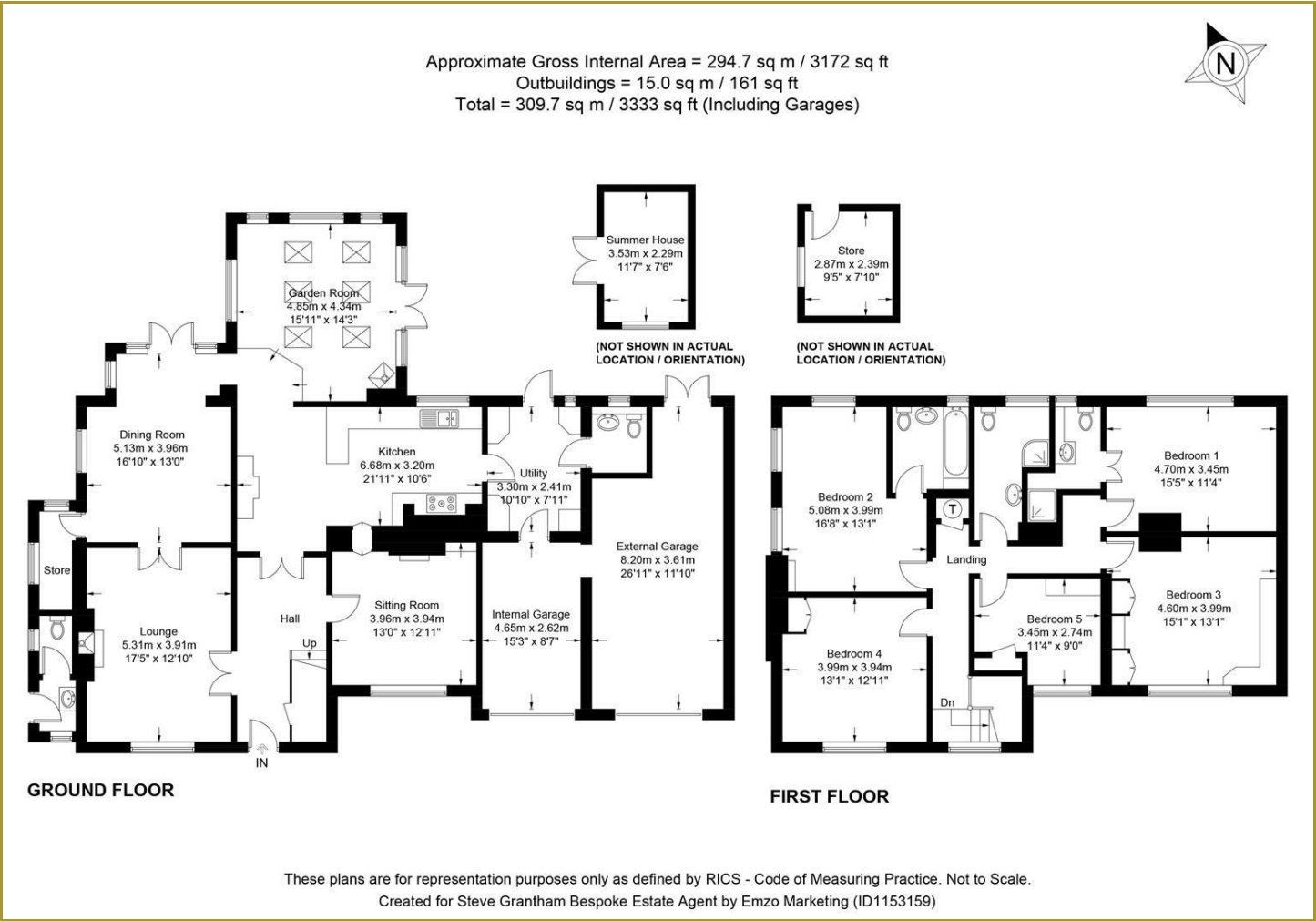








Floor Plans

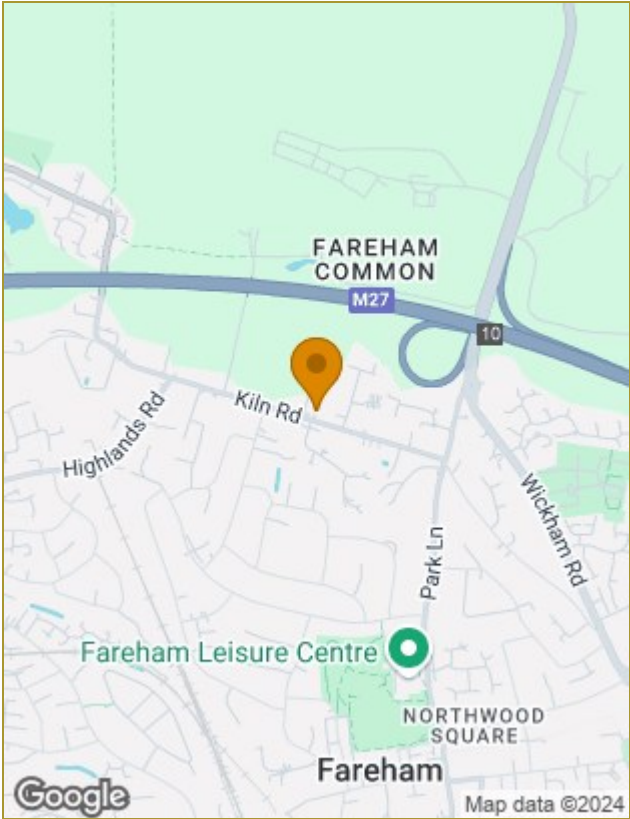


Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

