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OHARA PROPERTIES AND ESTATES
69-71 London Road
Waterlooville Hampshire
PO7 7EX
Company Registration Number: 13624992

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822



O'HARA
PROPERTIES & ESTATES

ST. CATHERINES WAY | FAREHAM | PO16 8RH

£775,000



WWW.OHARAPROPERTIESANDESTATES.CO.UK

02392 259822 | ENQUIRIES@OHARAPROPERTIES.CO.UK



WELCOME *Home*

O'Hara Properties and Estates are delighted to welcome to the market this 4- bedroom detached house on a substantial plot in the desirable area of Fareham, Hampshire, this impressive home offers space, flexibility, and privacy — ideal for families and those seeking room to grow.

You do not want to miss out on viewing this amazing property! To book a viewing please call 02392259822.



Saint Catherines Way, Fareham
Approximate Gross Internal Area = 297.3 sq m / 3200 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



PROPERTY DESCRIPTION

As you approach the property, you're welcomed by a private driveway that offers off-road parking and leads into the double garage. The home sits back from the road, providing a sense of privacy and space surrounded by luscious greenery. Inside, the property boasts a spacious and well-thought-out layout, ideal for family living and entertaining. As you enter the property you are met with a spacious entrance hall, leading of to the right you have the first reception room. You also have a downstairs W/C that is ideally positioned off the main hallway, providing added convenience for everyday use. The kitchen is well-proportioned and functional with ample worktop space. This then leads through to the separate dining room that is a bright and versatile space. The living room is a generously sized, light-filled space that enjoys lovely views over the side garden. As you make your way upstairs, the staircase opens up to a bright and airy landing, leading to four well-sized bedrooms. The upper floor offers a peaceful retreat from the main living areas, with the master bedroom enjoying its own private balcony, walk-in wardrobe and ensuite facilities. Each room is spacious with built in wardrobes. With a little modernization, these rooms could easily transform into stylish and functional spaces that perfectly suit your needs. This property offers a great sized plot with 2 garden areas. The main garden is a true highlight of the property, offering a lush, green oasis perfect for those who appreciate outdoor space. The second garden area is expansive and open, offering plenty of room for a variety of uses. While it doesn't offer the same level of privacy as the main garden, its size makes it ideal for creating an outdoor space with endless possibilities.

DOUBLE GARAGE

DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

RECEPTION HALL

STUDY

DOWNSATIRS W/C

KITCHEN

UTILITY ROOM

DINING ROOM

GARDEN ROOM

LIVING ROOM

MASTER BEDROOM

DRESSING ROOM

ENSUITE

BALCONY

BEDROOM 2

BEDROOM 3

BEDROOM 4

SHOWER ROOM



FEATURES

- 4 DOUBLE BEDROOMS
- DETACHED
- BALCONY
- 2 PRIVATE GARDENS
- DOUBLE GARAGE
- DRIVEWAY

