

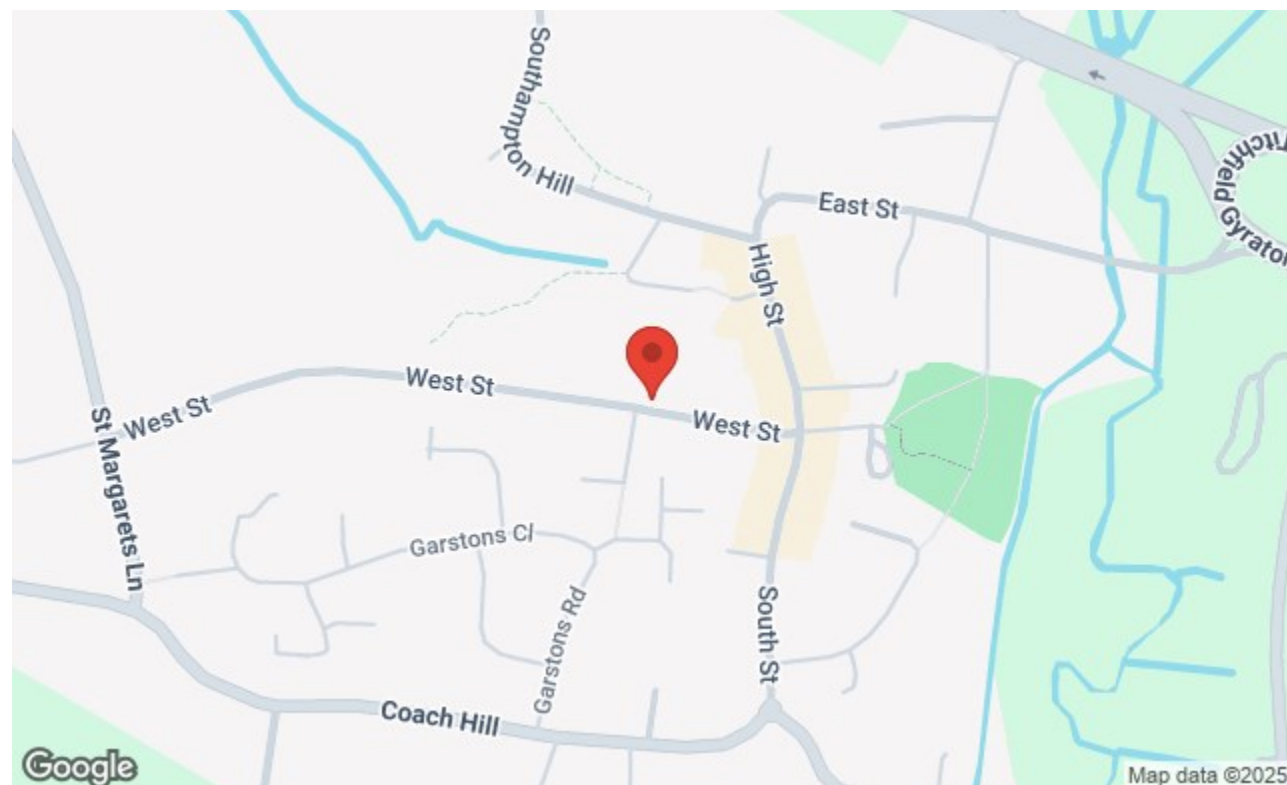


West Street, Titchfield, Fareham, PO14

Approximate Area = 1332 sq ft / 123.7 sq m
 Limited Use Area(s) = 200 sq ft / 18.5 sq m
 Garage = 226 sq ft / 20.9 sq m
 Total = 1758 sq ft / 163.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1350357



79 High Street, Fareham, Hampshire, PO16 7AX
 t: 01329756500



Offers In The Region Of
 £500,000

West Street, Titchfield PO14 4DH

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 THE ESTATE AGENTS



HIGHLIGHTS

- GRADE II LISTED LINKED DETACHED COTTAGE
- CENTRAL WEST STREET LOCATION, TITCHFIELD
- CLOSE TO LOCAL SHOPS, CAFÉS AND PUBS
- EXTENDED KITCHEN/DINER
- LIVING ROOM WITH LOG BURNER
- FURTHER OFFICE/RECEPTION ROOM
- GROUND FLOOR CLOAKROOM
- THREE BEDROOMS PLUS BATHROOM
- GARAGE/WORKSHOP TO THE REAR
- DELIGHTFUL VILLAGE GARDEN

Situated in the heart of the historic village of Titchfield, this Grade II listed linked detached cottage is rich in period charm and character. Perfectly positioned on West Street, the property enjoys immediate access to the village's independent shops, cafés, pubs, and the welcoming community that makes Titchfield such a desirable place to live.

The cottage has been thoughtfully extended and offers well-balanced accommodation throughout. The kitchen/dining room forms the heart of the home, featuring bespoke wooden cabinetry, wood worktops, and space for all appliances, with ample room for family dining and entertaining. A separate living room with a log burner set on a brick hearth with a wooden mantle provides a wonderfully cosy retreat, while an additional office/reception room and a ground floor cloakroom add further comfort and practicality.

Upstairs, there are three bedrooms served by a bathroom, alongside a useful dressing area. A cleverly designed space-saving staircase provides access to a versatile loft room, ideal for storage or hobby use.

A rare advantage for a central village property is the garage/workshop located to the rear, offering secure parking and excellent practical space. The garage also features an upstairs area providing additional storage, complete with power and lighting. The cottage further benefits from a delightful village garden, offering a private setting to relax outdoors.

With its abundance of character, generous living space, and sought-after location, this is a wonderful opportunity to enjoy village life in one of Hampshire's most charming settings.

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN/DINER
26'7" x 12'0" (8.10m x 3.66m)

LIVING ROOM
16'6" x 12'0" (5.03m x 3.66m)

OFFICE
12'0" x 9'8" (3.66 x 2.97)

BEDROOM 1
12'0" x 8'10" (3.68 x 2.70)

BEDROOM 2
9'3" x 7'9" (2.82 x 2.38)

BEDROOM 3
15'7" x 10'5" (4.76 x 3.20)

SHOWER ROOM
9'0" x 7'0" (2.76 x 2.15)

DRESSING ROOM
14'1" x 12'2" (4.31 x 3.73)

STORE ROOM
15'11" x 10'3" (4.87 x 3.14)

GARAGE/WORKSHOP
15'9" x 14'2" (4.82 x 4.32)

LOCATION
Titchfield is a historic Hampshire village offering the perfect mix of charm, community, and convenience. With pretty cottages, welcoming pubs, and local shops around its traditional square, the village is full of character, while landmarks such as St Peter's Church and Titchfield Abbey add to its rich heritage. Surrounded by beautiful countryside, the River Meon, and the Titchfield Haven Nature Reserve, it's also just minutes from the Solent coastline. Despite its rural feel, Titchfield is well connected, with easy access to Fareham, Whiteley, Southampton, Portsmouth, and London, making it an ideal place to enjoy village life without compromising on modern amenities.

COUNCIL TAX BAND D
Fareham Borough Council £2,063.40 Per annum

TENURE
Freehold

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. 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.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive

range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE
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Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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