



Binnington Royce
Estate Agents

Fern Cottage, London Road
Purbrook
PO7 5LW

FOR SALE Guide Price £300,000 – Freehold

Fern Cottage, London Road, Purbrook, Hampshire, PO7 5LW

A wonderful opportunity to purchase this beautifully presented two double bedroom, period terrace cottage, located in the popular village of Purbrook. Fern cottage is believed to have been built circa 1850 and boasts some wonderful character and original features. The cottage is well proportioned and has been lovingly refurbished by the current owners to a high standard, whilst sympathetically retaining its historic character.

The cottage is situated within a charming row of attractive period cottages, close to local amenities, with good transport links being just a short drive to the A3 as well as being conveniently serviced by nearby bus routes. Residents permit parking bays are located immediately outside of the property providing convenient parking.

Approaching the property, the wall enclosed front garden is well maintained with block paving and shrub borders.

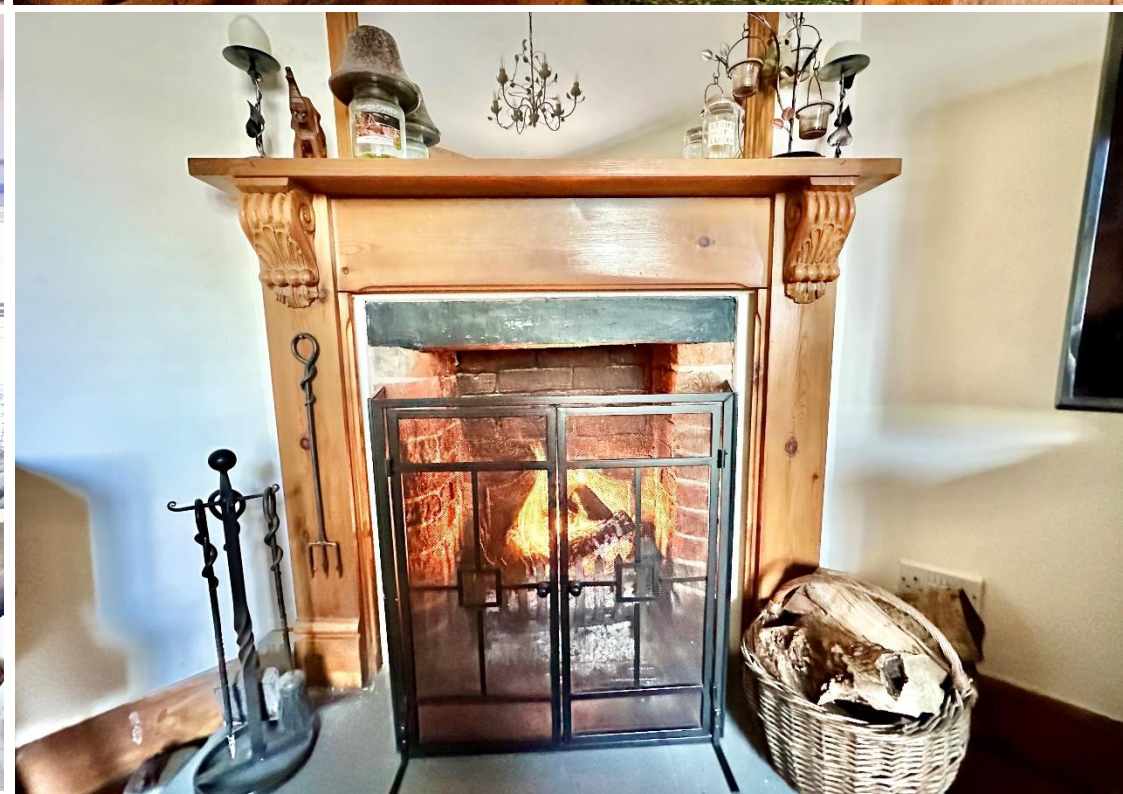
Entering the property, through the front porch entrance and into the first reception room. The room is bright and inviting with a large front aspect window. The room offers plenty of character and charm with exposed brickwork, exposed wooden floorboards and a highly desirable brick open fireplace with stone hearth, wood surround with mantel. Leading off and into the second reception room, currently used as a dining room. The room is of a generous size with neutral décor, wood flooring and an open fireplace. The kitchen is situated at the rear of the property, the doorway retains rustic original exposed wall beams, the room is bright and airy with a rear aspect window and a glass patio door leading out into the rear garden. The kitchen offers a good range of modern matching wall and base units, wooden worksurfaces, ceramic butler sink, inset hob with extractor hood and integrated dishwasher. The stylish bathroom is also located at the rear of the property with a rear aspect obscure window, fully tiled walls and boasts a modern bath with rainforest style shower over and glass shower screen, heated towel rail and WC. The bathroom also features a useful utility closet, with a rear aspect window, plumbing for washing machine, shelving and storage space.

Ascending to the first floor via the staircase located in the second reception room. The principal bedroom is a generously sized double room and situated at the front of the property, with a large front aspect window, a character feature cast iron fireplace, with exposed brick chimney breast and built in storage wardrobes. The second sizable double bedroom is located at the rear of the property and features a rear aspect window, built in storage cupboards and a cupboard housing the newly fitted combi boiler.

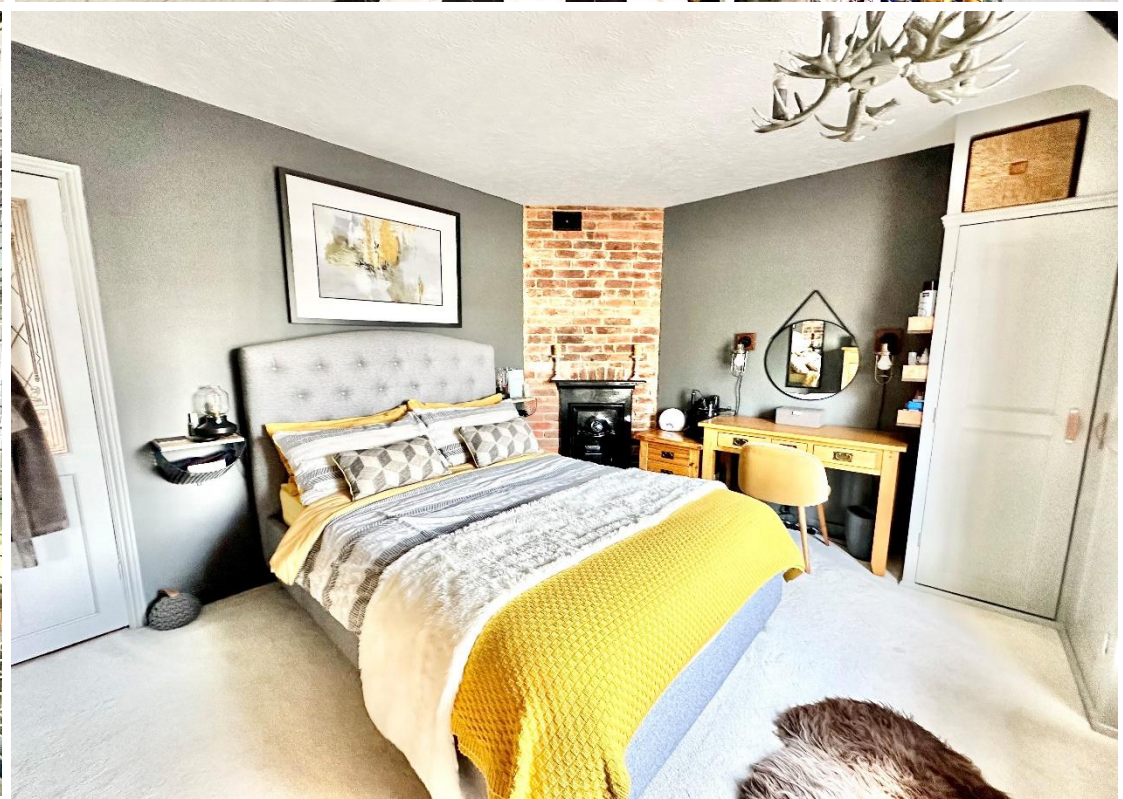
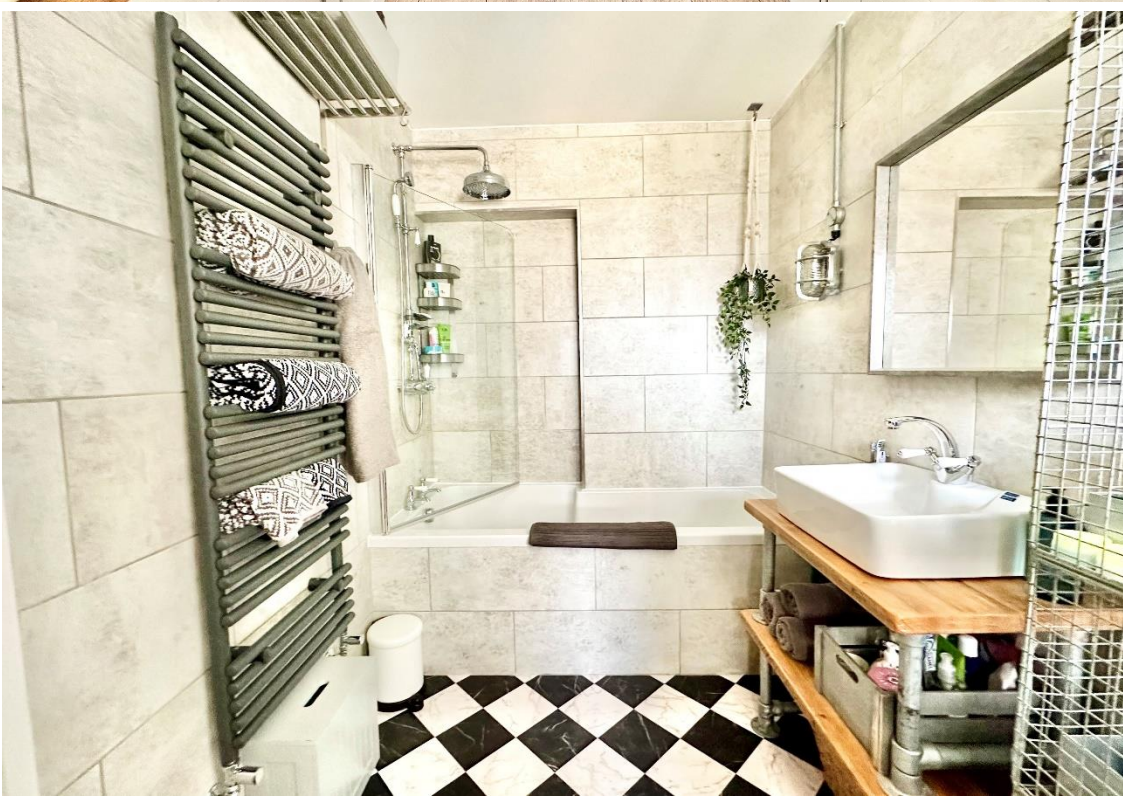
The entire property benefits from double glazing and central heating. The property's electrics have been upgraded by the current owners along with the newly installed combi boiler. The loft is fully boarded providing functional storage space.

Coming outside, the rear garden is well maintained, approximately 30ft long, mainly laid to lawn with a selection of shrubs and plants, a gravel pathway, decking area with water tap, log store, storage shed and a brick built outbuilding that has been creatively converted into an entertainment space. The room features double aspect windows, vaulted ceiling, wood panelling, built in storage, lighting and power. This versatile space could also be used as a home office, study, playroom, or home gym.

Location: Purbrook is a popular village situated in Hampshire, close to town of Waterlooville. Purbrook offers plenty of local amenities, several popular schools, Purbrook heath and is within close proximity to the QA hospital and the scenic portdown hill. Purbrook also offers good commutable road links, being just a short drive to the A3/M & M27 providing convenient direct road links into London and the M25 along with Portsmouth and Southampton.





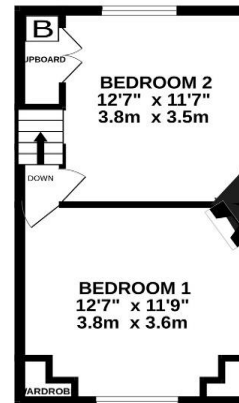
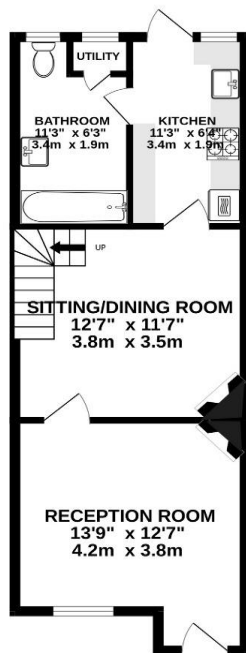






GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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