



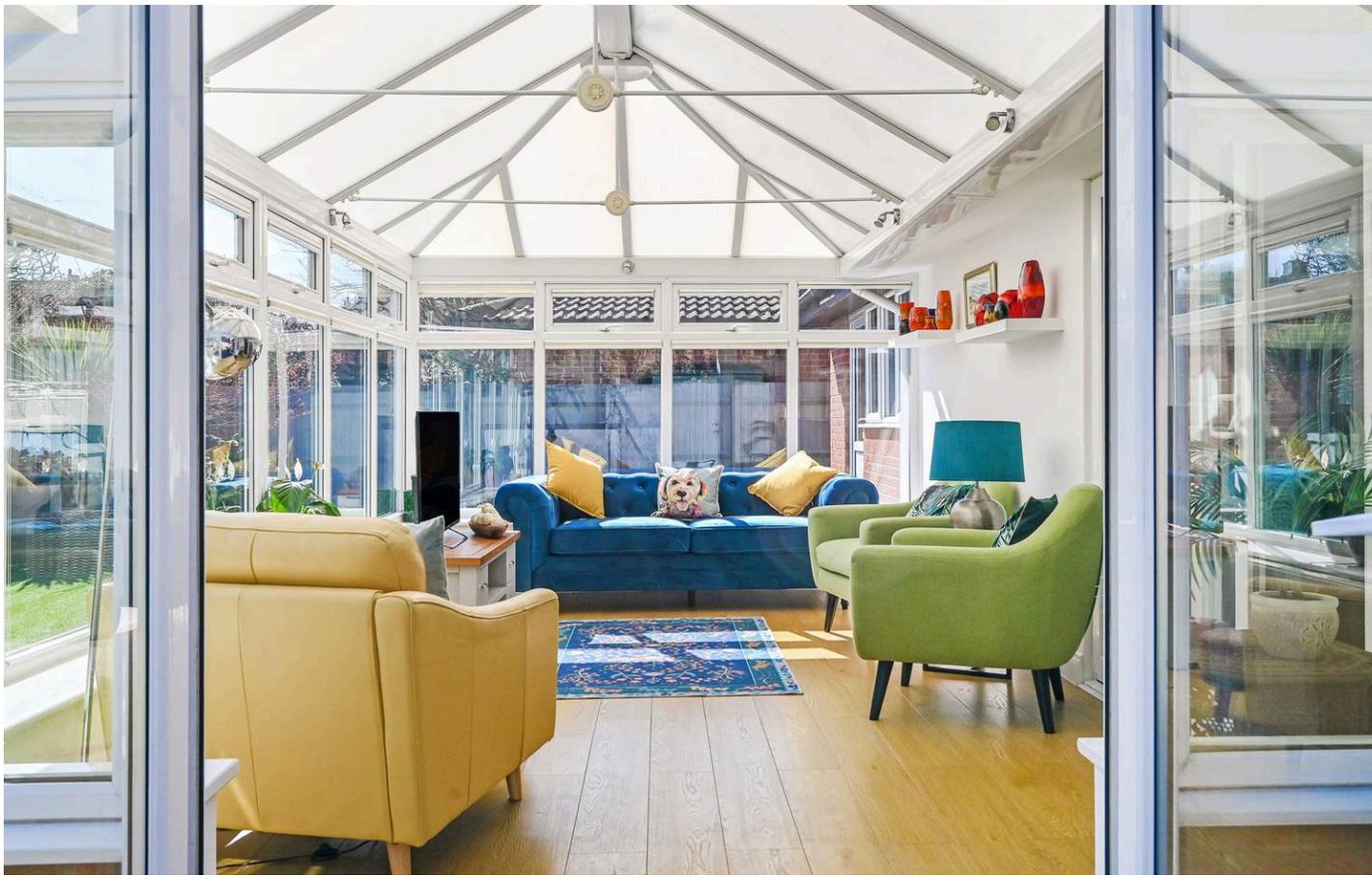
Fairmonts
ESTATE AGENTS



39 Hollam Crescent, Fareham

Fareham

Offers Over £635,000



39 Hollam Crescent

Fareham, Fareham

- Offering over 2,000 sq. ft of beautifully presented accommodation in a quiet cul-de-sac on the fringes of Fareham
- 21ft Double-Aspect Living Room – Featuring a box bay window, patio doors to the garden, and a contemporary gas flame-effect stove
- Well-Appointed Kitchen/Breakfast Room with separate Utility Room
- Multiple Reception Rooms
- Luxurious Master Suite – Boasting a walk-in wardrobe and en suite shower room
- Private, Low-Maintenance Garden
- Ample Parking & Garaging
- Approval in place to convert the integral double garage into additional living accommodation



Tucked away in a quiet cul-de-sac on the fringes of Fareham, this stunning five-bedroom detached family home offers over 2,000 sq. ft of beautifully presented accommodation. Designed with both space and versatility in mind, the property features a 21ft double-aspect living room, a spacious kitchen/breakfast room with a separate utility, a formal dining room, and a dedicated study, ideal for those working from home. A standout feature is the impressive 16ft by 10ft conservatory, which seamlessly connects the indoors with the expansive wrap-around garden.

Upstairs, the generously proportioned master bedroom boasts a walk-in wardrobe and a private en suite, while the stylishly refitted family bathroom serves the remaining bedrooms. Externally, the secluded garden is not overlooked, providing a perfect retreat, while the ample driveway leads to both a detached double garage and a further integral double garage, which benefits from planning permission to convert into additional living space.

Ground Floor

The ground floor of this exceptional home is designed for both comfort and practicality, beginning with a welcoming entrance hall accessed via a stylish composite front door. From here, doors lead to all principal rooms, setting the tone for the spacious and well-appointed accommodation throughout.

The impressive 21ft double-aspect living room is a bright and inviting space, featuring a charming box bay window to the front aspect and patio doors opening onto the side garden. A striking feature fireplace houses a contemporary gas flame-effect stove, adding warmth and character to this elegant room.

A separate study provides the perfect setting for home working, while a conveniently positioned ground floor cloakroom adds further practicality.

The well-equipped kitchen/breakfast room is a true heart of the home, featuring a breakfast bar and an array of integrated appliances, including a double electric eye-level oven, a separate gas hob with an extractor chimney above, a built-in dishwasher, and a built-in fridge/freezer. The adjacent utility room offers further convenience, with space and plumbing for both a washing machine and tumble dryer.

Completing the ground floor is a formal dining room, ideal for entertaining, with sliding doors leading through to the sizeable conservatory, a fantastic additional reception space that enjoys wonderful views of the private garden.

First Floor

The first floor offers well-proportioned bedrooms and stylishly appointed bathrooms, creating an ideal space for family living. A spacious landing provides access to all rooms.

The generous master bedroom is a standout feature, boasting a walk-in wardrobe and a private en suite, complete with a walk-in shower, WC, and washbasin. This luxurious retreat is designed for both comfort and convenience.

The remaining four bedrooms are all well-sized, providing flexible accommodation for family members or guests. Each room benefits from ample natural light and pleasant views over the surrounding area.

A recently refitted family bathroom serves the additional bedrooms, featuring contemporary fittings and a sleek design. The space includes a modern bathtub with a shower over, a vanity unit with an inset washbasin, and a WC, all finished to a high standard.

Outside

The outside space is beautifully designed for both low-maintenance living and outdoor enjoyment. The property features a wrap-around garden that is not overlooked, providing a peaceful and private setting.

The rear garden has been thoughtfully landscaped and features an artificial lawn, ensuring a pristine appearance all year round with minimal upkeep. A large decking area extends from the conservatory, creating the perfect space for outdoor dining and entertaining, while a further decked seating area is tucked beneath a charming pergola, offering a shaded retreat on warm summer days. The garden is fully enclosed with mature hedging and fencing, enhancing privacy and security.

To the front, a spacious driveway offers ample off-road parking and leads to both a detached double garage and an integral double garage, the latter benefitting from planning permission for conversion into additional living accommodation, offering exciting potential for future expansion.

Situation & Amenities

Fareham is a market town at the north-west tip of Portsmouth Harbour, between the cities of Portsmouth and Southampton. The town centre has a number of shopping facilities, restaurants and bars. Fareham is well served by road and rail networks. The M27 motorway passes around the northern edge, and is the main traffic artery into and out of the area. It provides easy access to both Portsmouth and Southampton, and from there to London via the M3

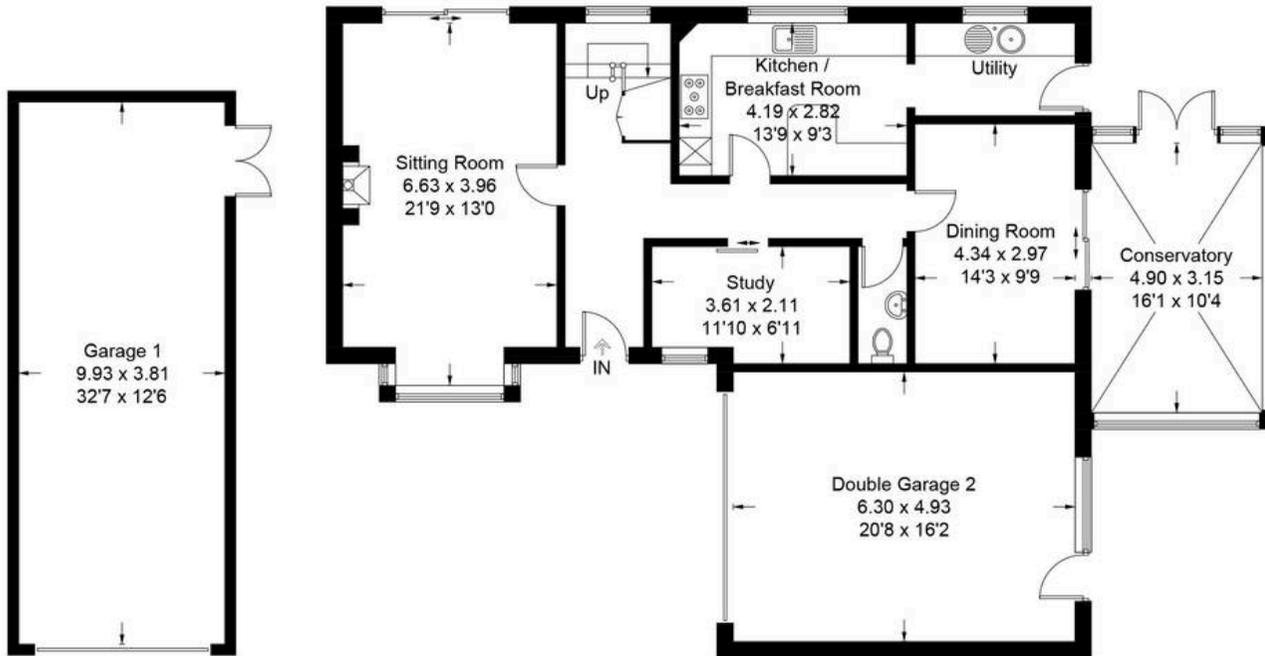


39, Hollam Crescent, PO14 3DT

Approximate Gross Internal Area = 201.4 sq m / 2168 sq ft

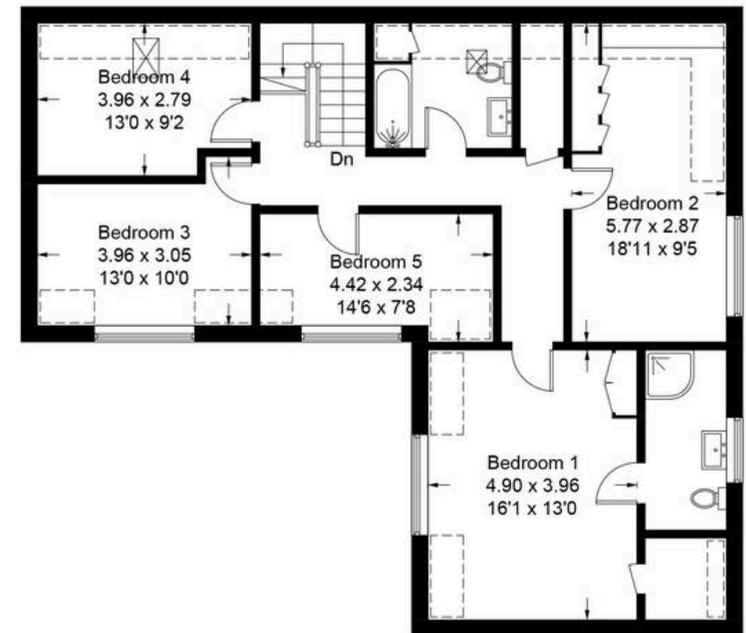
Garage 1 / Double Garage 2 = 69.1 sq m / 744 sq ft

Total = 270.5 sq m / 2912 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0"



First Floor

(Not Shown In Actual Location / Orientation)