



Maylings & Mede House | 77 Kiln Road | Fareham |  
Hampshire | PO16 7UL

# STEP INSIDE

## Maylings & Mede House | £875,000 | Freehold

Maylings and Mede House are found at the end of a long driveway, set back from the road behind other properties in a quiet and secluded location. Maylings House is the main property and provides 1963 sq ft of living space over two floors and comprises: porch, hallway, 20' sitting room, dining room, study, cloakroom, utility room and 23' kitchen/breakfast room on the ground floor and on the first floor are four bedrooms, two with en-suites and a family bathroom. Set within the grounds is Mede House, the former garage which has been converted into a home office/ancillary living accommodation and provides 690 sq ft of living space again arranged over two floors. On the ground floor is the kitchenette with the bathroom and separate cloakroom off as well as a sitting/dining room office on the ground floor and bedroom/second office on the first floor. Within the grounds is a swimming pool (in need of repair) and a number of out-buildings and a summer house which also provides 367 sq ft of living space. The property is ideally suited for those wishing to work from home, entertain guests or looking for versatile accommodation for the growing family. The total living space including the out-buildings is 3118 sq ft and is offered with no forward chain and is located in a popular residential position yet within easy access of local road links, Fareham Common, schools, recreation grounds and shopping amenities. Fareham is a market town at the north west tip of Portsmouth Harbour, between the cities of Portsmouth and Southampton, the Fareham railway station is on the mainline with regular services to Portsmouth and other major Solent cities, there are a range of primary and secondary schools within a short distance.

**ENTRANCE:** To the left hand side of 77a Kiln Road is a tarmac driveway leading to Maylings & Mede House and two other houses, on reaching the end of the tarmac road is a pillared gateway and

sign depicting house names leading to a long shingled driveway lined with hedges and fence panelling to either side, two further brick pillars leading to shingle turning and parking area providing access to primary brick paved car parking area with curved brick retaining wall and steps to the right hand side of the property leading to rear garden. To the front is a detached home office with further paved area for parking and pathway to left hand side of the property leading to rear garden.

**MAYLINGS HOUSE:** Double glazed main front door leading to:

**PORCH:** Tiled flooring and skirting boards, dual aspect double glazed windows to front and side, internal glazed door leading to:

**HALLWAY:** Chequered black and white tiled flooring, radiator, alarm panel, balustrade staircase rising to first floor, doors to primary rooms.

**SITTING ROOM:** 20'9" x 15'0" Double glazed bow bay window to front aspect with deep sill and radiator under, to one wall is a range of open shelving with space for T.V., bookshelves, display shelving with spotlights over, ceiling coving, second radiator, twin double glazed doors with full height windows to either side leading to rear garden, panelled door.

**KITCHEN / BREAKFAST ROOM:** 22'3" x 10'11" decreasing to 10'1" at narrowest point.

**Breakfast area:** Tiled flooring, ceiling coving and spotlights, door to hallway, double glazed window to front aspect overlooking driveway, twin glazed doors leading to dining room, door to walk-in storage cupboard/larder and door to study, peninsular style divide with wood block work surface and range of cupboards under.







**Kitchen:** Ceramic tiled surrounds, inset 1½ bowl stainless steel sink unit with mixer tap, inset four ring gas hob with oven under, extractor hood, fan and light over, integrated fridge and freezer with matching doors, space for dishwasher, wine rack, double glazed window to front aspect overlooking driveway.

**DINING ROOM:** 15'2" x 10'3" Twin double glazed doors with full height windows to either side leading to rear garden, understairs CD cupboards, tiled flooring, , radiator, ceiling coving, twin glazed doors.

**LARDER / UTILITY CUPBOARD:** 10'3" x 4'7" Tiled flooring, washing machine point, textured ceiling with coving.

**STUDY:** 9'8"x 8'10" Ceiling coving, door to kitchen, double glazed window to rear aspect with radiator under, doorway leading to:

**OUTER LOBBY:** Door to cloakroom, frosted windows to rear aspect, double glazed door to garden.

**CLOAKROOM:** Close coupled w.c., corner wash hand basin with mixer tap and cupboards under, radiator, tongue and groove panelling to half wall level, window to rear aspect.

**FIRST FLOOR:** Landing with balustrade, panelled doors to primary rooms, access to loft space, ceiling spotlights and coving, double glazed frosted window to front aspect, cupboard housing electric consumer box.

**BEDROOM 1:** 20'9" x 15'5" decreasing to 9'2" at narrowest point. Double glazed window to front aspect, ceiling coving, seating area with double glazed window to rear aspect overlooking garden, radiator, door to:

**EN-SUITE BATHROOM:** White suite comprising: double ended bath with shower over and folding screen, wash hand basin with mixer tap and cupboards under, low level w.c. with shelf over, frosted double glazed window to rear aspect, chrome heated towel rail.

**BEDROOM 2:** 14'4" maximum x 10'1" Double glazed window to rear aspect overlooking garden, radiator, ceiling coving, door to:

**EN-SUITE SHOWER ROOM:** Corner shower cubicle with curved panelled doors, chrome heated towel rail, low level w.c., pedestal wash hand basin with mixer tap, double glazed frosted window to rear aspect, vinyl flooring.

**BEDROOM 3:** 13'2" x 9'8" Double glazed window to rear aspect overlooking garden, textured ceiling with coving, radiator.





**FAMILY BATHROOM:** 12'10" x 7'0" White suite comprising: panelled bath, close coupled w.c., pedestal wash hand basin with mixer tap and mirror over, tiled surrounds, double glazed frosted window to front aspect with radiator under, tiled flooring, built-in airing cupboard housing large hot water cylinder and pump system (not tested).

**BEDROOM 4:** 10'2" x 7'2" Double glazed window to front aspect with radiator under, ceiling coving.

**OUTSIDE:** To the rear, accessible from either side of the main house is a low level terrace with doors to living room, dining room and outer lobby, lighting and cold water tap, raised steps leading to large patio with brick built shed housing boiler supplying heating for the pool (not tested), wooden garden sheds, the garden is enclosed by brick retaining walls and mature hedges, in the centre of the lawn is a large swimming pool with curved steps (in need of repair), steps leading up to raised terrace with central trees, large wooden summer house (29'0" x 12'9").

**MEDE HOUSE:** Ancillary living accommodation / annexe / home office.

**ENTRANCE:** Double glazed door leading to kitchenette and passageway and staircase rising to top floor, double glazed windows to front aspect, radiator, textured ceiling and coving.

**KITCHENETTE:** 9'5" x 8'5" Double glazed windows to front and side aspects, work surface with single drainer stainless steel sink, washing machine point, space for fridge/freezer, vinyl flooring, high level electric consumer box.

**BATHROOM:** White suite comprising: panelled bath, tiled surrounds, extractor fan, chrome heated towel rail, door to:

**CLOAKROOM:** Close coupled w.c., wash hand basin, frosted double glazed window to side aspect.

**SITTING / DINING ROOM:** 13'9" x 12'1" Double glazed window to side aspect, radiator, built-in storage cupboard housing electric consumer box, panelled door.

**FIRST FLOOR:** Landing with access into storage eaves, door to:

**BEDROOM:** 14'3" maximum x 12'4" maximum. Double glazed windows overlooking driveway, radiator, access into loft storage area, large built-in cupboard housing boiler supplying domestic hot water and central heating (not tested).

**TO FIND THE PROPERTY:** Travelling along the M27 in a westerly direction bear left at Junction 11 onto A27, take the fourth exit at the Delme roundabout onto Wallington Way, take the third exit at the Wickham Road roundabout continuing into Wickham Road A32, bear left onto Old Turnpike, at the traffic lights continue straight across into Kiln Road, No.77 can be found almost immediately after the junction with Kneller Court on the right hand side.

# Maylings and Mede House

Approximate Gross Internal Area

Main House = 1963 Sq Ft / 182.34 Sq M

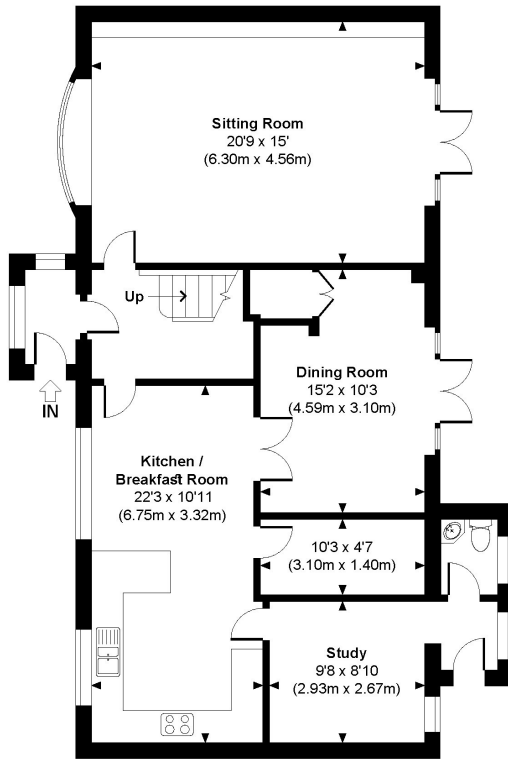
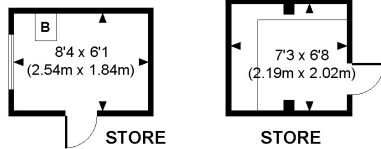
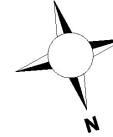
Store = 98 Sq Ft / 9.09 Sq M

Outbuilding = 690 Sq Ft / 64.14 Sq M

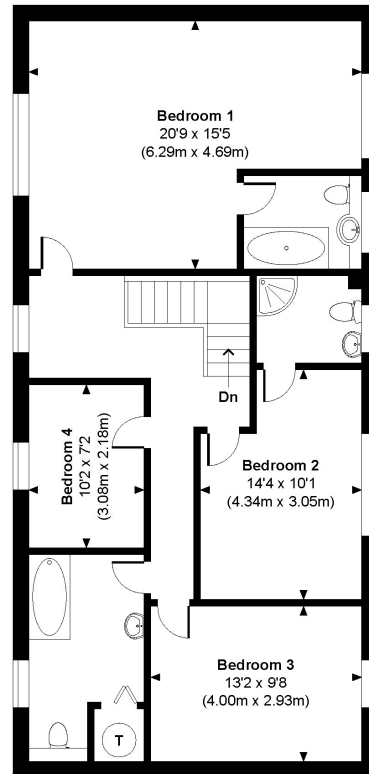
Summer House = 367 Sq Ft / 34.06 Sq M

Total = 3118 Sq Ft / 289.63 Sq M

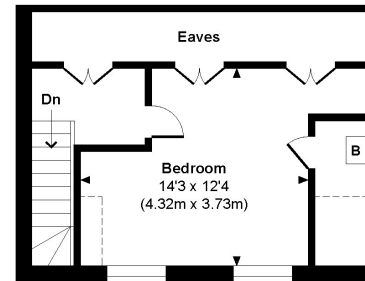
Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



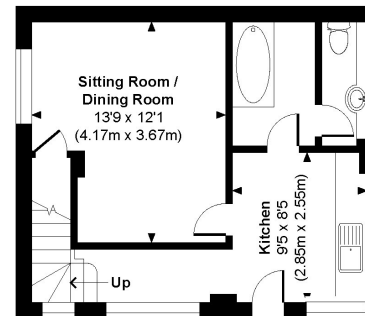
GROUND FLOOR



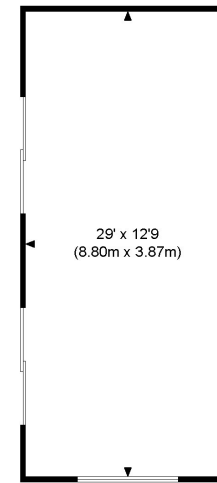
FIRST FLOOR



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



SUMMER HOUSE

Indicates restricted room height less than 1.5m.

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



## AGENTS NOTES:

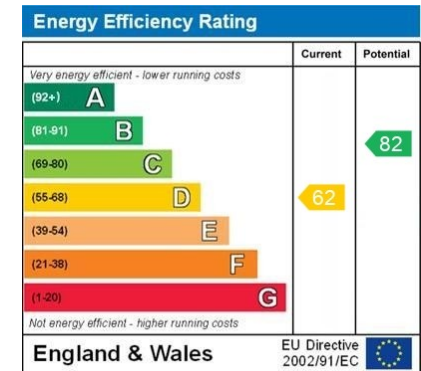
Council Tax Band F – Fareham Borough Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



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