

**The Accommodation Comprises:-**

**Entrance Hall:-**

Double glazed windows to front elevation, two radiators, stairs to first floor, under-stairs cupboard for storage and cloak hanging, coving to flat ceiling, smoke detector.

**Cloakroom:-** Close coupled WC, pedestal wash hand basin, tiled to dado rail height.

**Lounge:- 18' 9" x 13' 8" (5.71m x 4.16m)**

Double glazed windows to front elevation and French doors with side panels enjoying views and accessing the rear garden, two radiators, coving to flat ceiling, Adam style fireplace with marble style inset and matching hearth, double opening doors to:-

**Family Room:- 15' 5" x 12' 9" (4.70m x 3.88m)**

Double glazed windows to side and rear, double opening doors enjoying views and accessing the rear garden.

**Dining Room:- 13' 8" x 12' 5" (4.16m x 3.78m) Max**

Double opening doors from hall, double glazed windows to front elevation, two radiators, coving to flat ceiling.

**Study:- 7' 10" x 6' 10" (2.39m x 2.08m) Max** Double glazed window overlooking garden, radiator, coving to flat ceiling.

**Kitchen/Breakfast Room:- 15' 3" x 12' 4" (4.64m x 3.76m)**

Double glazed window enjoying views of the garden, double radiator, range of base and eye level units with roll top work surfaces with tiled surround, one and a half bowl stainless steel sink unit with mixer tap, recess for dishwasher, wide recess for Range oven, concealed extractor in ornamental canopy, eye level glass display units, integrated fridge, freezer, pull-out larder cupboard, space for table and chairs, flat ceiling with lighting inset, glazed door to:

**Utility Room:- 8' 2" x 6' (2.49m x 1.83m)**

Roll top work surfaces with base units under and wine rack, recess for washing machine and further appliance, wall mounted Potterton gas central heating boiler, radiator, glazed door giving access to garden.

**First Floor Landing:-** Double glazed windows to front elevation, access to loft, radiator, two smoke detectors, door to:

**Bedroom 1 Dressing Area:-** Two double wardrobes, arch to:

**Bedroom 1:- 12' 5" x 10' 1" (3.78m x 3.07m)**

Double glazed windows to rear elevation, two radiators, door to:

**Ensuite Shower Room:- 5' 4" x 5' 1" (1.62m x 1.55m)**

Obscured double glazed window, close coupled WC, separate shower cubicle, pedestal wash hand basin, tiled, shaver socket, radiator, coving to flat ceiling with lighting and extractor inset.

**Bedroom 2:- 13' 9" x 11' (4.19m x 3.35m)**

Double glazed windows to front elevation, two radiators, double opening doors to wardrobe unit, door to:

**Ensuite Shower Room:- 6' 10" x 5' 4" (2.08m x 1.62m) Max**

Close coupled WC, pedestal wash hand basin, shower cubicle, tiled, shaver socket, radiator, flat ceiling with lighting and extractor inset.

**Bedroom 3:- 13' 11" Maximum x 11' 3" Plus Recess (4.24m x 3.43m), Irregular Shape** Double glazed windows to rear elevation, radiator, double opening doors to wardrobe unit, door to:

**Ensuite Shower Room:- 5' 3" x 5' 1" (1.60m x 1.55m) Max**

Obscured double glazed window, close coupled WC, pedestal wash hand basin, shower cubicle, radiator, tiled, flat ceiling with lighting and extractor inset.

**Bedroom 4:- 13' 10" x 7' 5" (4.21m x 2.26m) Maximum Measurements**

Double glazed window to rear elevation, radiator, double opening doors to wardrobe unit.

**Bedroom 5:- 9' 3" x 7' 2" (2.82m x 2.18m) Maxi** Double glazed window to front elevation, radiator, double opening doors to wardrobe unit.

**Family Bathroom:- 6' 9" x 5' 6" (2.06m x 1.68m)**

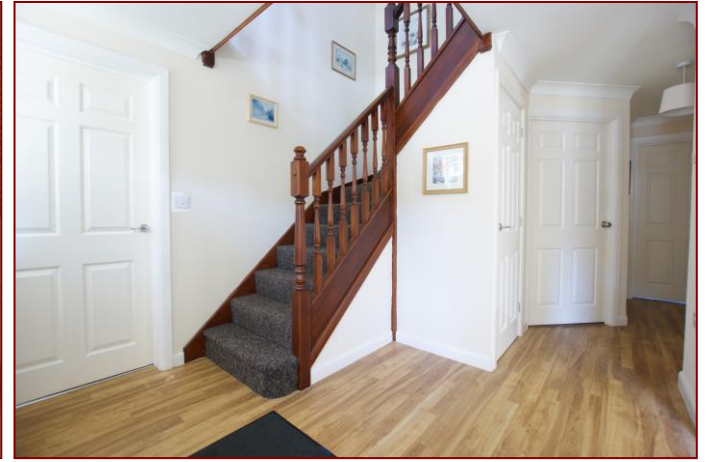
Obscured double glazed window, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower attachment, tiled, wall mounted mirror, radiator, flat ceiling with lighting and extractor inset.

**Outside:-** Enjoying an imposing plot, driveway with parking for numerous vehicles, double garage (18'3 x 17'8) with twin up and over doors, power and light connected, front recently re-laid with shingle, wooden gate gives pedestrian access to side and rear gardens. Superb rear garden laid primarily to lawn with mature trees, Wood cabin with power and light connected.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Band F  
Tenure: - Freehold: Property Type: - Detached House  
Property Construction: - Traditional with rear extension  
Electricity Supply: - Mains: Gas Supply: - Mains: Water Supply: - Mains: Sewerage: - Mains  
Heating: - Central Heating  
Broadband - Broadband supplied by BT. Average available download speed for this Postcode of 77MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
Mobile signal: Signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>  
Parking: Double Garage with Driveway  
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information.

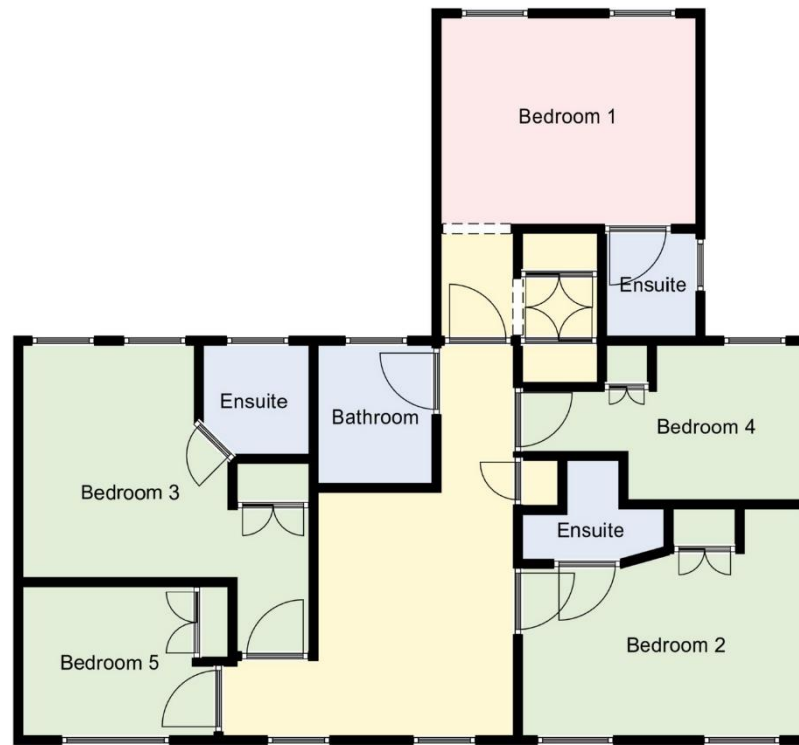




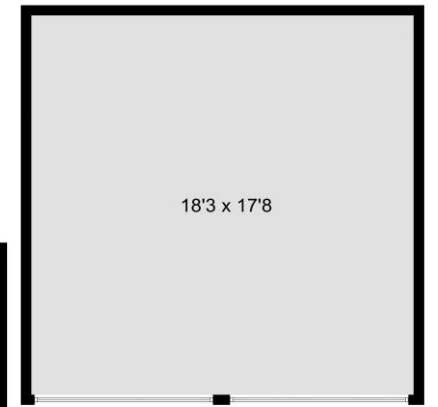
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Double Garage

Tenure: Freehold

Council Tax Band: F

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£850,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT