

Beautifully presented and extended five bedroom detached house built circa 1920's with some original features which have been retained to maintain its charming character. This unique and substantial residence has three reception rooms, two ensuite facilities, stunning open plan kitchen/breakfast and garden room overlooking the exceptional well-manicured gardens.

- Well Presented Five Bedroom Detached House
- Three Reception Rooms
- Two Ensuite Facilities
- Stunning Open Plan Kitchen with Breakfast Area
- Garden Room Enjoying views of the Gardens
- Imposing Entrance Hall
- Gas Central Heating and Double Glazing
- Sought After North Fareham Location Close to Amenities
- Stunning Enclosed Rear Garden with Well Manicured Lawns
- Sweeping Driveway for Parking Numerous Vehicles
- Two Garages

The Accommodation Comprises:-
Solid wood front door into:

Spacious Entrance Hall:- 14' 4" x 8' 2" (4.4m x 2.5m) Maximum Measurements
Radiator, stairs to first floor, under-stairs cupboard.

Drawing Room:- 17' 4" x 12' 8" (5.28m x 3.86m)
Window to front elevation, radiator, feature fireplace, picture rail, coving to flat ceiling with lighting inset, double opening doors to:

Formal Dining Room:- 17' x 12' 5" (5.18m x 3.78m) Max
Windows to side, French doors with windows to side enjoying views and accessing the rear garden, radiator, door giving access to storage room with window to side elevation, access to garden room.

Sitting Room/Family Room:- 12' 8" x 12' 8" (3.86m x 3.86m)
Window to front elevation, picture rail, radiator, fireplace with flame effect gas fire inset, bookcases.

Kitchen:- 22' x 12' 8" (6.70m x 3.86m) Maximum Measurements
Tiled floor, radiator, superb range of base and eye level units with granite work surfaces and splash-back, one and a half bowl sink unit with mixer tap, window enjoying views of the garden, multi-functional Range oven with six ring gas hob and electric oven with concealed extractor, integrated refrigerator, integrated dishwasher.

Utility Room:- 10' 9" x 7' 9" (3.27m x 2.36m)
Butler sink with units under, recess for washing machine, space for fridge freezer, further work surfaces with cupboards under, pull-out larder cupboard and storage cupboard, eye level heated towel rail, wall mounted Vaillant gas central heating boiler, coving to ceiling, fluorescent strip light and door giving access to:

Cloakroom:-
Obscured glazed window, close coupled WC, wash hand basin, tiled to dado rail height, radiator.

Garden Room:- 16' 1" x 14' 2" (4.9m x 4.3m)
Windows enjoying views of the garden beyond, Velux windows, wood burning stove, French doors leading to terrace and garden.

First Floor Landing:-
Window to front elevation, coving to flat ceiling with lighting and smoke detector inset, airing cupboard with hot water tank and slatted shelves. Access to loft which is partly boarded with skylight window and accessed via retractable ladder.

Bedroom 1:- 15' 4" x 9' 5" (4.67m x 2.9m)
Window to rear, double radiator, picture rail, flat ceiling with lighting inset, double opening doors to:

Ensuite Shower Room:- 7' 6" x 6' 6" (2.28m x 1.98m) Maximum Measurements
Window to rear, close coupled WC, circular wash hand basin with mixer tap, shower cubicle, fully tiled, shaver socket, complimentary floor tiling.

Bedroom 2:- 16' 4" x 13' 1" (5m x 4m)
Windows to side and rear elevation, feature ornamental fireplace, coving to flat ceiling with lighting inset, door to:

Ensuite Bathroom:- 7' 6" x 6' 9" (2.28m x 2.06m)
Window to rear elevation, close coupled WC, pedestal wash hand basin, tiled, deep panelled bath with hand shower attachment, partly tiled, radiator with wall mounted towel rail, tiled floor,

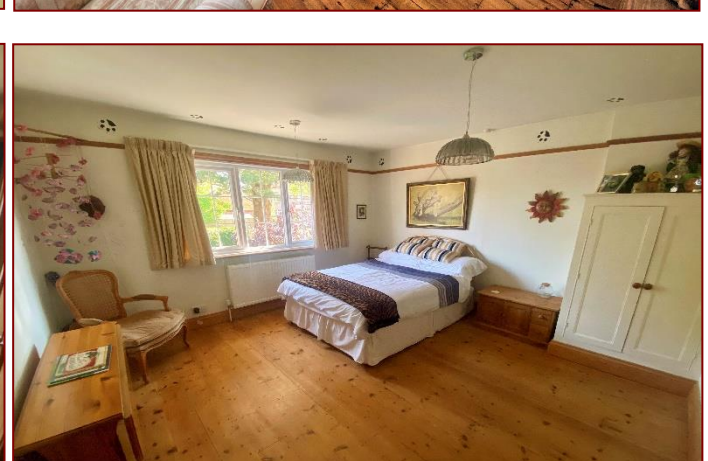
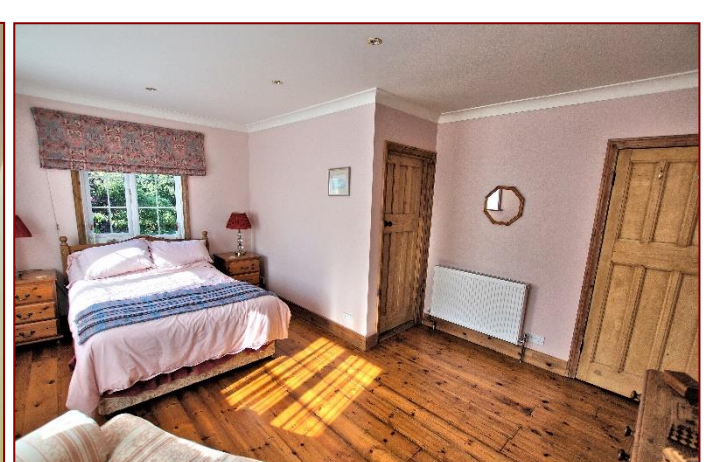
Bedroom 3:- 15' 1" x 13' 1" (4.59m x 3.98m)
Window to front elevation, radiator, fitted wardrobe units with drawers inset, radiator, range of work surfaces with study area, cupboards over and shelving, pelmet lighting.

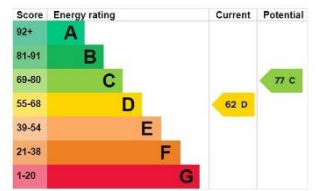
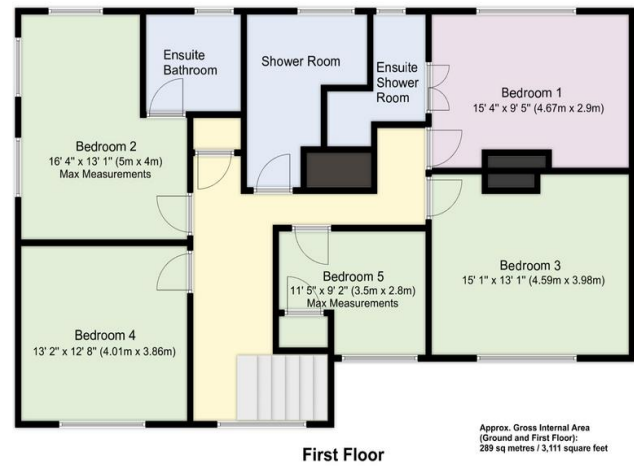
Bedroom 4:- 13' 2" x 12' 8" (4.01m x 3.86m)
Window to front elevation, radiator, picture rail, cupboard with shelving.

Bedroom 5:- 11' 5" x 9' 2" (3.5m x 2.8m) Maximum Measurements
Window to front elevation, radiator, door to cupboard with shelving.

Family Shower Room:- 12' 5" x 6' 6" (3.8m x 2m)
Window to rear, close coupled WC, wash hand basin with mixer tap, corner shower cubicle with twin shower heads, partly tiled with complimentary floor tiling, radiator with towel rail inset.

Outside:-
Garage with roll-up doors and courtesy door from the utility room, power and light connected, door to the rear of the garage leading to the garden with deep terrace outside. block paving with steps leading to the well manicured formal lawns with circular patio for sitting and entertaining purposes, summer house with power, enjoying a fine array of shrubs and bushes with vegetable section to the rear of the garden, garden shed to the rear.





Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band G
 Tenure: - Freehold
 Property Type: - Detached House
 Property Construction: - Traditional
 Electricity Supply: - Mains, SSE
 Gas Supply: - Mains, SSE
 Water Supply: - Mains, Portsmouth Water
 Sewerage: - Mains. Southern Water

Heating: - Central Heating

Broadband - Broadband connection to the property is unknown. Average available download speed for this Postcode of 1800Mbps:

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Likely, Current black spots - No. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway to front, Garages

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 Agent has further information as provided by current vendor

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£1,100,000

64 Kiln Road, Fareham, PO16 7UG

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk