

The Accommodation Comprises:-
Solid wood front door with leaded light glass inset into:

Entrance Hall:-
Quarry tiled floor, wall lights, wood paneling and original oak beams to ceiling.

Sitting Room:- 16' 9" x 13' 1" (5.10m x 3.98m)
Leaded light window to front elevation, radiator, open fireplace with exposed brick, original oak beams to ceiling and under stairs recess with shelving for display purposes.

Lounge:- 16' 4" x 13' 5" (4.97m x 4.09m) Maximum Measurements
Dual aspect with leaded light windows to front and rear elevations, radiator, original oak beams to ceiling, large open fireplace with exposed brick, raised quarry tiled hearth and feature log burner, wall lights and stairs to first floor.

Library:- 16' 1" x 8' 2" (4.90m x 2.49m)
Windows to side elevations with superb garden views, leaded light window to front elevation, radiator, original oak beams to ceiling, storage cupboards, shelving and oak door giving access to garden.

Kitchen/Breakfast Room:- 16' 4" x 11' 7" (4.97m x 3.53m)
Double opening stable doors giving access to courtyard and gardens beyond, range of base and eye level units with under lighting to wall units, rolled top work surfaces, one and a half bowl sink unit with mixer tap, integrated Neff dishwasher, integrated refrigerator and freezer, Aga oven, tiled floor, radiator, breakfast peninsular bar, oak stable door giving access to lounge, original oak beams to ceiling and space for table and chairs

Dining Room:- 13' 3" x 13' 2" (4.04m x 4.01m)
Dual aspect with door and long line double glazed wooden windows to front elevation and double glazed stable door with long line double glazed panels to rear enjoying views of the garden beyond, continuation of tiled floor, radiator and flat ceiling with lighting inset. Access to inner lobby leading to:

Utility Room:-
Double glazed window to side elevation, single drainer sink unit with mixer tap, oil fired central heating boiler, range of base and eye level units, rolled top work surfaces, shelving, space for fridge/freezer and continuation of tiled floor.

Bedroom One:- 14' 2" x 14' 1" (4.31m x 4.29m)
Double glazed long line windows to front elevation and double glazed windows to side, radiator, flat ceiling with lighting inset and tiled floor. Door to:

En Suite Shower Room:- 10' 8" x 3' 6" (3.25m x 1.07m)
Obscured leaded light stained glass window to side elevation, close coupled WC, pedestal wash hand basin, shower cubicle, long line towel rail, wood paneling to dado rail height, tiled floor and flat ceiling with lighting and extractor inset.

Bedroom Two:- 17' 9" Into Recess x 13' 4" (5.41m x 4.06m) Maximum Measurements
Double glazed windows to rear and side elevations, radiator, continuation of tiled floor, flat ceiling with lighting inset and double opening doors to wardrobe cupboard. Door to:

En Suite Wet Room:-
Double glazed leaded light and stained glass window to side elevation, close coupled WC, pedestal wash hand basin, shower with rail and curtain, partly tiled, wood panelling to dado rail height, radiator and flat ceiling with lighting and extractor inset.

First Floor Landing:-
Leaded light window overlooking the garden.

Bedroom Three:- 17' 3" Into Window Recess x 16' 9" (5.25m x 5.10m)
Leaded light windows to side and rear elevation enjoying magnificent views, eaves storage, double radiator, ornamental brick fireplace with raised hearth, fitted wardrobes and cupboard with shelving over and drawers to side.

Dressing/Quiet Room:- 13' 6" x 8' 0" (4.11m x 2.44m)
Leaded light window to side elevation, original oak beams to ceiling and door to bathroom.

Bedroom Four:- 17' 5" x 8' 0" (5.30m x 2.44m) Maximum Measurements
Leaded light windows to front elevation, radiator, original oak beams and double opening doors to wardrobe unit.

Family Bathroom:- 13' 4" x 5' 8" (4.06m x 1.73m)
Window enjoying far reaching country views beyond, low level WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower attachment, sloping ceiling with lighting and extractor inset, double radiator and eaves storage with attractive stained glass leaded light panels inset.

Outside:-
Approached via imposing long private shingled driveway with parking for numerous vehicles and boat to the front.

Extensive Gardens:-
Mediterranean style terraces to rear and side, pergola with space for table and chairs for socialising and entertaining purposes, sunken pond, extensive park like grounds with open country views beyond and several outbuildings.





Tenure: Freehold

Council Tax Band: G

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.



£1,200,000
Posbrook Gardens, Triangle Lane, Titchfield, Fareham, PO14 4HD

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

Fenwicks
THE INDEPENDENT ESTATE AGENT