

NO ONWARD CHAIN. Enjoying a 1/4 acre plot and built in 1923, this is a well presented three/four bedroom detached house situated between Fareham and Portchester with two reception rooms, large conservatory, sweeping driveway for parking numerous vehicles and stunning, exquisite gardens.

The Accommodation Comprises:-

Open entrance porch, front door with obscured glazed panel inset into:

Entrance Hall:- 15' 3" x 6' 8" Plus Recess (4.64m x 2.03m)

Stairs to first floor, under-stairs storage cupboard, radiator, double glazed window to side elevation, glazed door into:

Lounge:- 14' 2" x 11' 2" Plus Recess (4.31m x 3.40m)

Double glazed bay window to front elevation, coving to flat ceiling, radiator, exposed wood floorboards, fireplace with gas fire inset.

Dining Room:- 12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed bay window to side elevation, coving to flat ceiling, fireplace with electric fire inset, radiator, glazed door with windows to side into conservatory.

Kitchen:- 15' 9" x 10' 3" (4.80m x 3.12m)

Double glazed windows to side elevation, coving to flat ceiling, radiator, gas central heating boiler concealed within unit, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit with mixer tap, space for Range oven, space for fridge freezer, dishwasher, glazed door into:

Conservatory:- 21' 10" x 14' 7" (6.65m x 4.44m) Maximum Measurements

Double glazed windows to side and rear elevations, double glazed French doors and further door giving access to the rear garden, wall lights, tiled floor, fan, space and plumbing for washing machine, base units with roll top work surface, door into:

Shower Room:- 5' x 4' 8" (1.52m x 1.42m)

Obscured double glazed window to side elevation, close coupled WC, bidet, wash hand basin inset vanity unit, shower cubicle, extractor fan, mirror.

First Floor Landing:-

Coving to flat ceiling, double glazed window to side elevation, access to loft.

Bedroom 1:- 14' 2" x 11' 3" Plus Recess (4.31m x 3.43m)

Double glazed bay window to front elevation, radiator, flat ceiling, fitted wardrobe units.

Bedroom 2:- 12' 6" x 8' 10" (3.81m x 2.69m)

Double glazed window to rear elevation, coving to textured ceiling, radiator, fitted wardrobes units.

Bedroom 3:- 9' 10" x 9' 7" (2.99m x 2.92m)

Double glazed window to rear elevation, flat ceiling, radiator.

Bedroom 4/Study:- 7' 11" x 6' 8" (2.41m x 2.03m) Maximum Measurements

Double glazed window to front elevation, coving to flat ceiling, radiator.

Bathroom:- 6' 3" x 5' 4" (1.90m x 1.62m)

Obscured double glazed window to side elevation, coving to flat ceiling, tiled, radiator, close coupled WC, wash hand basin inset vanity unit, panelled bath with shower over, shower screen, mirror.

Outside:-

Front driveway leads to garage with electricity connected, up and over door and courtesy door to rear. Front garden laid to lawn with shrubs and flowers to the borders. Pedestrian access either side of the property can be gained via wooden gates which leads to the rear. The rear garden is enclosed by hedging and laid to lawns with a superb range of shrubs, bushes and flowers, patio area for socialising and entertaining purposes, pond with pump, pergolas, greenhouse, garden shed (16'x12') with Dutch frame, concrete air raid shelter (6'x6'x6').

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band E

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connection to the property is unknown.

Average available download speed for this Postcode of 1600Mbps:

Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check

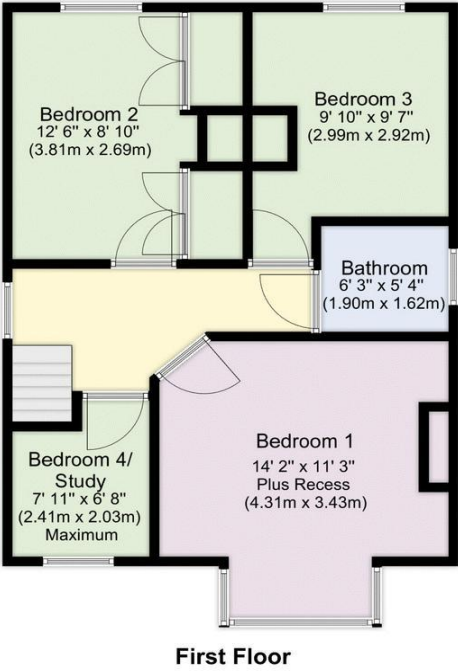
here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway and Garage

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





Awaiting EPC

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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.

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