

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

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Posbrook Gardens, Triangle Lane, Titchfield, PO14 4HD

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

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