

NO ONWARD CHAIN. Enjoying a prestigious and sought after location, this spacious and greatly extended seven bedroom detached residence has magnificent downstairs living accommodation, ensuite facility and two further bathrooms, double garage and generously proportioned rear garden.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, under-stairs storage cupboard, tiled floor, radiator, door to:

Cloakroom:-

Window to front elevation, close coupled WC, wash hand basin, heated towel rail.

L-Shaped Dining Room / Family Room:- L-Shaped: 26' 7" x 23' 3" (8.10m x 7.08m) Maximum Measurements

Window to front elevation, tiled floor, radiators, wall lights, base and eye level units. Door to:

Study:- 11' 4" x 6' 11" (3.45m x 2.11m)

Window to side elevation, radiator, fitted study furniture.

Lounge:- 26' 4" x 17' 3" Extending to 25' 7" (8.02m x 5.25m)

Bi-folding doors enjoying views and giving access to rear garden, windows to side elevations, further glazed door giving access to rear, radiators, gas fire, ceiling lantern window.

Utility Room:- 10' 2" x 4' 5" (3.10m x 1.35m)

Base and eye level units, single bowl stainless steel sink unit, roll top work surfaces, space and plumbing for washing machine, tumble dryer and dishwasher, door to:

Garage:- 18' 8" x 15' 1" extending to 19'11 in recess (5.69m x 4.59m)

Up and over door, power and light connected, door to back garden.

Kitchen:- 14' 11" x 12" (4.54m x 3.65m)

Windows to front and side, door to side, tiled floor, range of base and eye level units with under-lighting, Butler sink, space for Range oven, fridge freezer, gas central heating boiler enclosed within wall unit.

First Floor Landing:-

Stairs to second floor.

Bedroom 1:- 14' 6" x 13' 2" (4.42m x 4.01m) Maximum Measurements

Window to rear, radiator, fitted wardrobes, door to:

Ensuite Shower Room:- 9' 2" x 5' 9" (2.79m x 1.75m)

Window to side, shower, close coupled WC, wash hand basin inset vanity unit, extractor, tiled, tiled floor, chrome heated towel rail.

Bedroom 2:- 12' 7" x 10' 6" Plus Recess (3.83m x 3.20m)

Bay to side with windows, radiator, fitted wardrobe.

Bedroom 3:- 12' 4" x 10' 5" (3.76m x 3.17m)

Window to front, radiator, cupboard with rail.

Bedroom 4:- 12' 6" x 9' 3" (3.81m x 2.82m)

Window to front, radiator, fitted wardrobe.

Bedroom 5:- 13' 1" x 8' 8" (3.98m x 2.64m)

Window to rear, radiator.

Bathroom:- 9' 1" x 6' 2" (2.77m x 1.88m)

Window to side, bath, shower cubicle, close coupled WC, wash hand basin with vanity unit, chrome heated towel rail, tiled, extractor.

Second Floor Landing:-

Velux window, smoke detector.

Bedroom 6:- 13' 3" x 10' 1" (4.04m x 3.07m) Maximum Measurements

Velux windows, radiator, fitted wardrobe, Eaves storage.

Bedroom 7:- 18' 11" x 8' 3" (5.76m x 2.51m) Maximum Measurements

Velux windows to front, radiator, fitted wardrobe.

Shower Room:- 8' 1" x 5' 6" (2.46m x 1.68m)

Velux window, close coupled WC, shower cubicle, wash hand basin, chrome heated towel rail, partly tiled, extractor.

Outside:-

Driveway to front leads to garage, pedestrian access to the side leads to rear garden which is laid to lawn with mature trees, raised patio area and further patio area

Material Information:-

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

Tenure: - Freehold

Property Type: - Detached House

Electricity Supply: - Mains (Eon)

Gas Supply: - Mains (Eon)

Water Supply: - Mains. (Portsmouth)

Sewerage: - Mains (Southern)

Heating: - Gas Central Heating (Recently installed boiler)

Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds -

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

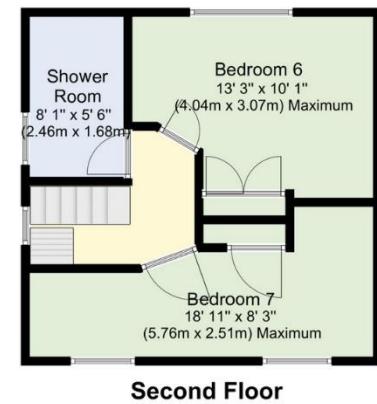
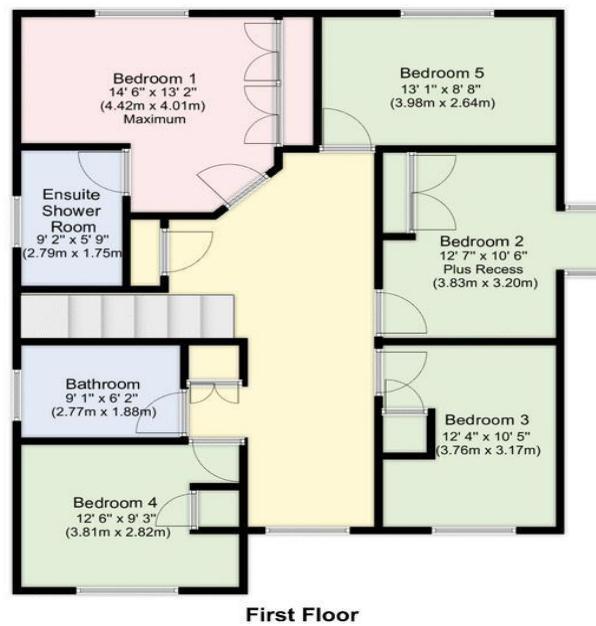
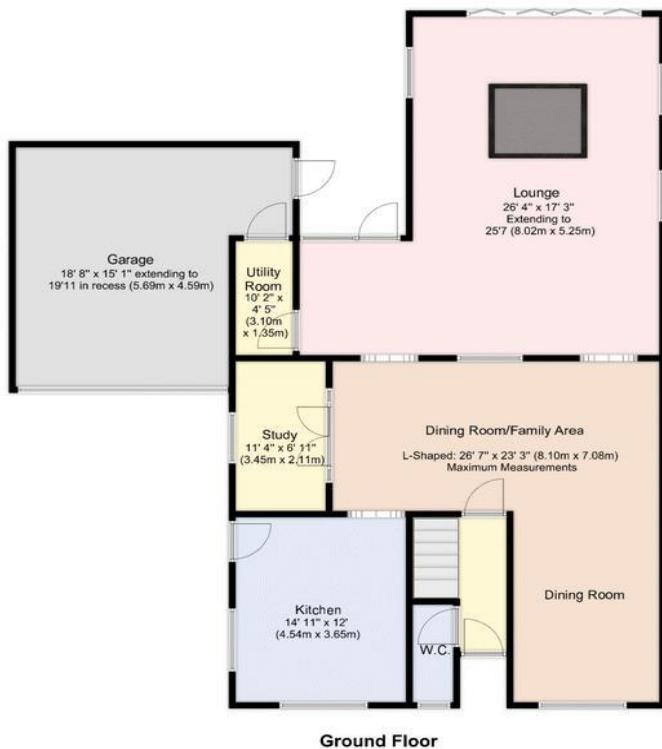
1600 Mps

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all

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

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





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.



Offers in Region of £850,000
80 Kiln Road, Fareham, PO16 7UJ

DRAFT DETAILS