



The Timbers | Catisfield | PO15 5NB

Asking Price £895,000



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W&W are truly delighted to offer for sale this incredibly unique detached family home with its own fully self contained two bedroom annex. The property & numerous outbuilding combine to boast over 3,750sq.ft of accommodation. The main residence enjoys four double bedrooms, five reception rooms, kitchen/breakfast room with utility & walk in pantry, en-suite shower room & family bathroom. The fully self contained annexe provides independent living with two bedrooms, lounge/dining room, kitchen & bathroom. The property sits on an enviable corner plot providing multiple outbuildings, two gardens, detached double garage with office over & secure gated driveway providing parking for several vehicles.

'The Timbers' is situated in the popular location of Catisfield, Fareham. The property is situated within walking distance to local amenities and restaurants. The property is also close to the local school Henry Cort Community School. Within walking distance is also a recreational play park. Transport Links are easily accessible to this property to with the nearest train station being a 27 minute walk away and M27 a 5 minute drive.





I Only Have a Kitchen
Because I Came With the House



WELCOME
To Our Home

FUCKING FABULOUS

Bless this Home

Weetab



Incredible opportunity to purchase a truly stunning detached family home with an additional self contained two bedroom annex

Sat on an enviable corner plot behind electric remote controlled gates with intercom system

The property and the outbuildings boasts over 3750sq.ft of accommodation

Welcoming entrance hall enjoying built in understairs storage cupboard & downstairs cloakroom

Living room with open access into the stunning orangery with lantern skylight

Dining room with window to the front & centrepiece fireplace with inset electric log burner fire

Two additional reception rooms

Country style kitchen/breakfast room enjoying bespoke fitted wooden units with a variety of different worktops, twin sinks, large range cooker to remain, space for additional appliances & walk in pantry

Utility room providing additional storage space, large loft space & plumbing for additional appliances

Dual aspect main bedroom with feature dressing room fitted with hanging and drawer space as well as en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile double shower cubicle tray & attractive tiling

Three additional bedrooms with one benefitting from a suspended ceiling with feature LED lighting

Modern family bathroom comprising four piece white suite with corner bath, low profile walk in shower cubicle tray enjoying large rainfall shower head, attractive wall/floor tiling & feature underfloor heating



Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Fully self contained two bedroom annexe boasting kitchen/lounge/dining room, two bedrooms, main bathroom, own personal front door & front garden

Landscaped rear garden enjoying areas laid to lawn, large decked sun terrace ideal for alfresco entertaining with metal pergola above

The garden enjoys numerous outbuildings with three summer houses & workshop all enjoying power and lighting

Detached double garage with power, lighting & electric remote controlled roller doors

Large office room above the garage with velux windows & eaves storage

Feature aircon/heating in the orangery, main bedroom, both summer houses & throughout the annex

Large resin driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement '2023' combination boiler

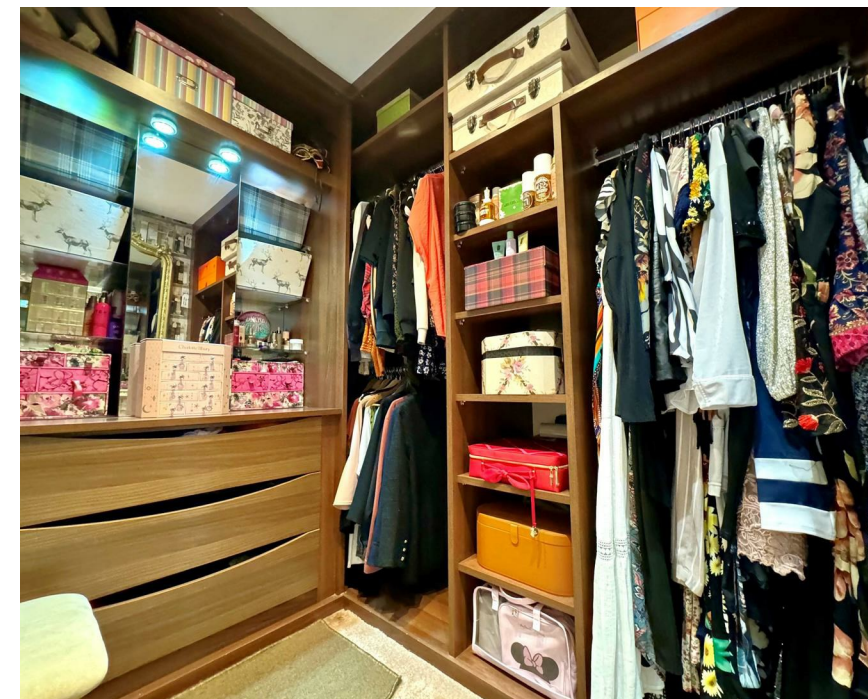




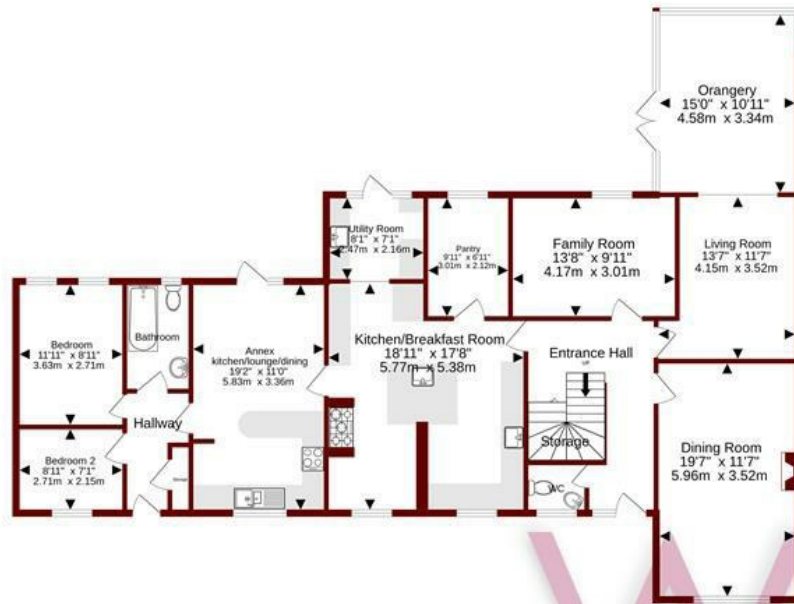
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by SKY & connected via cable

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

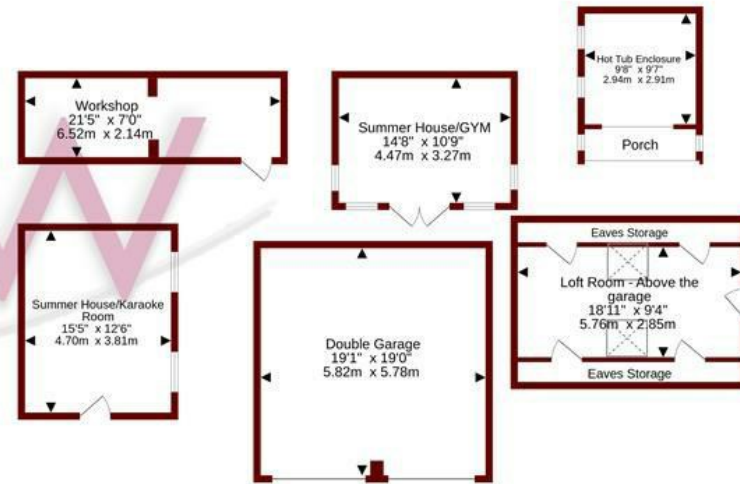
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



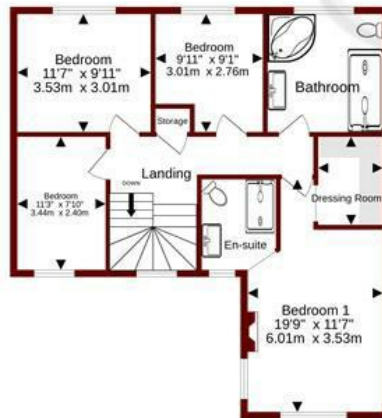
Ground Floor
1728 sq.ft. (160.5 sq.m.) approx.



Outbuildings
1237 sq.ft. (115.0 sq.m.) approx.



1st Floor
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 3752 sq.ft. (348.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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