



30 Branewick Close, Titchfield Park, PO15 5RS

Asking Price £599,995





Branewick Close |  
Titchfield Park | PO15 5RS  
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W&W are delighted to offer for sale this well presented & extended four bedroom detached family home boasting over 1800sqft of accommodation. The property boasts four bedrooms, impressively sized 29'8ft kitchen/dining room, 21'11t living room, family room, study, cloakroom, utility room, modern main bathroom & two modern en-suite shower rooms. The property also benefits from a rear garden & driveway parking for vehicles.

Branewick Close is ideally situated with Whiteley Shopping Centre just 2 miles away providing a variety of shops and eateries as well as supermarket and cinema. The renowned Skylark Golf and Country Club is a few minutes by car where you will find an 18 hole golf course, gym, swimming pool and restaurant. Transport links are easily accessed including the A27 & M27 and you are within catchment for Park Gate Primary School.





Well presented & extended four double bedroom detached family home

Boasting an impressive 1864sqft of accommodation

Entrance hall enjoying a 'Karndean' flooring flowing throughout the majority of the ground floor

Incredibly spacious 24'11ft living room with twin sets of double doors opening out onto the rear garden

Impressively sized 29'8ft kitchen/dining room featuring vaulted ceiling with 'Velux' windows

Modern high gloss units with matching fitted breakfast bar & under counter lighting

Integrated appliances include double oven, microwave, induction hob, wine cooler, washing machine, tumble dryer & space for an 'American' style fridge/freezer

Separate utility room & ground floor cloakroom

21'ft Family room with window to the front

Downstairs study

Main bedroom benefitting from an impressive range of built in wardrobes additional bedroom furniture & en-suite

Modern en-suite shower room comprising three piece white suite & attractive marble effect wall/floor tiling

Guest bedroom also benefitting from built in wardrobe & modern en-suite shower room

Two additional double bedrooms both benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite and attractive wall/floor tiling

Rear enclosed garden majority laid to lawn enjoying paved patio area, raised sleepers with display shrubbery, shed to remain & enclosed decked terrace

Driveway parking for multiple vehicles

No Chain Ahead

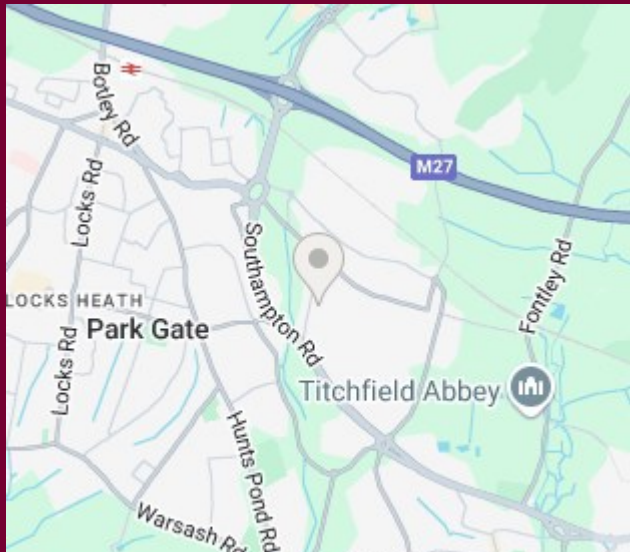
Estate management charge approx. £120 PA

### ADDITIONAL INFORMATION

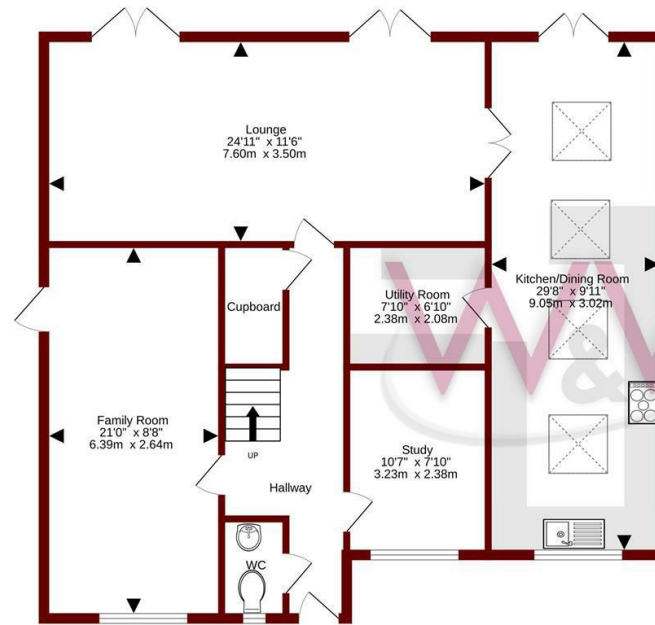
The property is of traditional brick built and is connected to mains drainage, water & electric. The property enjoys gas central heating throughout.

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by TalkTalk. 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/>

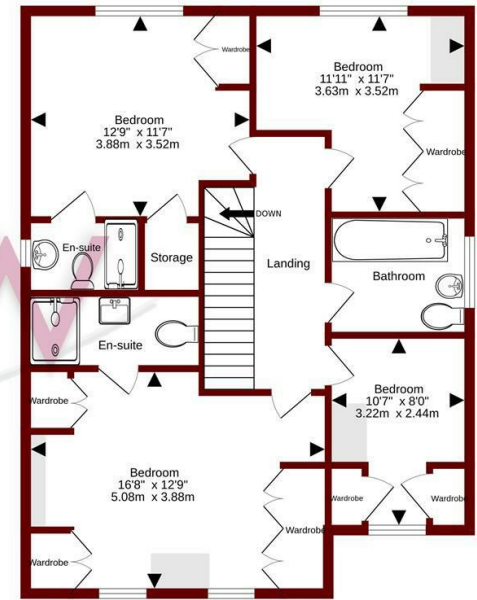




Ground floor  
1076 sq.ft. (99.9 sq.m.) approx.



1st floor  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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
	85
	78
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	

Council Tax Band - E - £2100 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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