



Fern Way | Titchfield Park | PO15 5RP

Asking Price £810,000



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W&W are delighted to offer for sale this well presented & extended five bedroom detached family home situated on an enviable corner plot. Inside, the property boasts over 1900 sq. ft providing four reception rooms, kitchen/breakfast room, utility room, five bedrooms with three en-suites, main bathroom & downstairs cloakroom. Outside, the property sits on an enviable corner plot providing rear, side & front gardens as well as a detached double garage and block paved driveway providing parking for ample vehicles.

Fern Way 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 five bedroom detached family home

Sitting on an enviable corner plot providing front, rear & side gardens

Versatile living accommodation over 1900 sq. ft, and almost 2500 sq ft in all

Welcoming entrance hall with built in storage cupboard

Dual aspect 18'9ft living room with twin windows to the front & centrepiece fireplace with inset open fire

Kitchen/breakfast room enjoying built in fridge/freezer, rangestyle cooker to remain & space for additional appliances

Utility room providing additional storage & plumbing/space for additional appliances

Dual aspect family room with double doors opening out into the rear garden

Dining room with twin windows to the front



Tenure: Freehold

EPC Rating: C

Council Tax Band: F -

£278 Per Month

Downstairs study

Main bedroom enjoying dressing area with built in wardrobes, twin windows overlooking the garden & en-suite shower room

Four additional bedrooms with three benefitting from en-suites and all benefitting from built in storage

Three en-suite shower rooms, main bathroom & downstairs cloakroom all comprise of white suites

Galleried landing enjoying twin windows to the front & built in airing cupboard

Landscaped rear and side gardens laid to lawn with mature trees/shrubbery

17'8ft Summer House with power & lighting

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





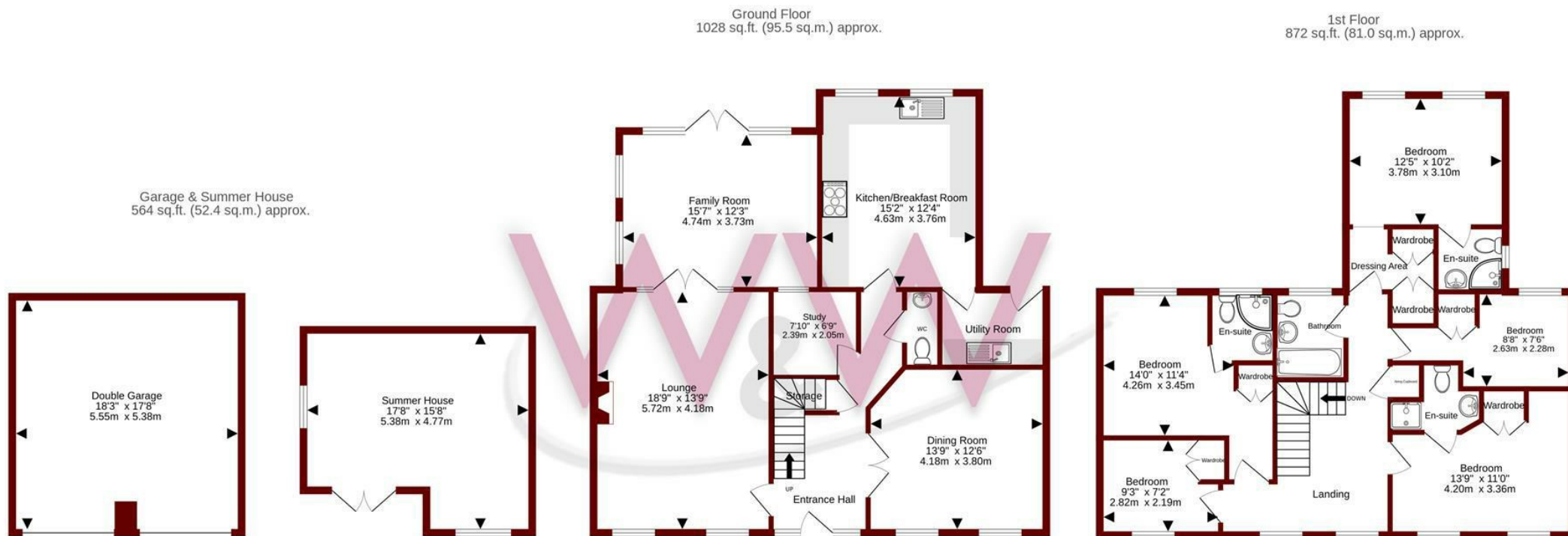
Block paved driveway providing parking for ample vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a 2022 replacement glow worm boiler

Broadband - There is currently no broadband connected to the property

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/>



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 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		
(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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