



Chalford Grange | Fareham | PO15 5QN

Asking Price £715,000



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W&W are delighted to offer for sale this beautifully presented five bedroom detached family home situated behind private gates providing access to four properties. Internally, the property boasts over 2400sq.ft providing five bedrooms, three reception rooms, four bathrooms including two en-suites & a separate downstairs cloakroom. Outside, the property sits on an enviable plot providing landscaped front, southerly facing rear & side garden as well as a detached double garage with driveway parking.

Chalford Grange is a quiet development in the popular location of Catisfield, Fareham. The property is situated within walking distance to local amenities and restaurants. The property is also 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 20 minute walk away and M27 a 5 minute drive.







Beautifully presented five bedroom detached family home

No forward chain

Situated in a gated development made up of only four houses

Versatile living accommodation over 2400 sq.ft

Enviably plot providing front, rear & side landscaped gardens

Welcoming entrance hall enjoying block wood flooring flowing into the lounge, dining room, study, landing, stairs & bedroom four

18'4ft Dual aspect living room benefitting from centrepiece fireplace with inset gas fire & double doors opening out onto the rear garden

Impressive kitchen/dining room with double doors opening out onto the rear garden & large central island

Modern two tone kitchen with quartz worktops & attractive cabinets

Integrated appliances include five ring gas hob, double oven, microwave, warming tray, fridge/freezer & dishwasher

Utility room providing additional storage space/plumbing for further appliances & large built in airing cupboard

Dual aspect dining room & study also to the ground floor

Downstairs cloakroom comprising two piece white suite

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: G - £3607.58
Per Annum



Main suite to the top floor benefitting from bespoke fitted storage cupboards, access to eaves storage, Velux window & feature air conditioning unit

Modern bathroom to the top floor comprising five piece white suite with feature twin sinks & attractive wall/floor tiling

Guest bedroom to the first floor also benefitting from built in wardrobes & modern en-suite shower room

Three additional double bedrooms to the first floor with two benefitting from a Jack & Jill en-suite shower room

Modern main bathroom comprising four piece white suite & attractive wall/floor tiling

Two large built in storage cupboards to the landing's

Landscaped rear & side gardens laid to shingle with paved patio area perfect for alfresco dining, display flower/shrubbery beds & shed to the side to remain

Detached double garage with power & lighting

Driveway parking for multiple vehicles



Estate management charge approx. £250 PA

Agents Note - There is a public footpath that runs alongside the western boundary of the property, that has never been used during the current owners tenure, and has been blocked by the neighbouring properties. This could easily be fenced off if required.

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

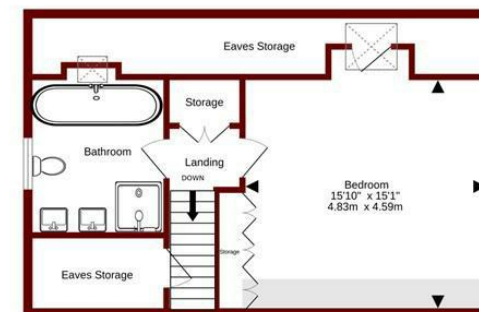
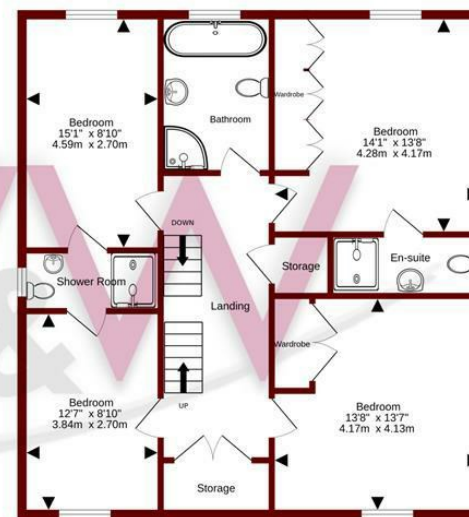
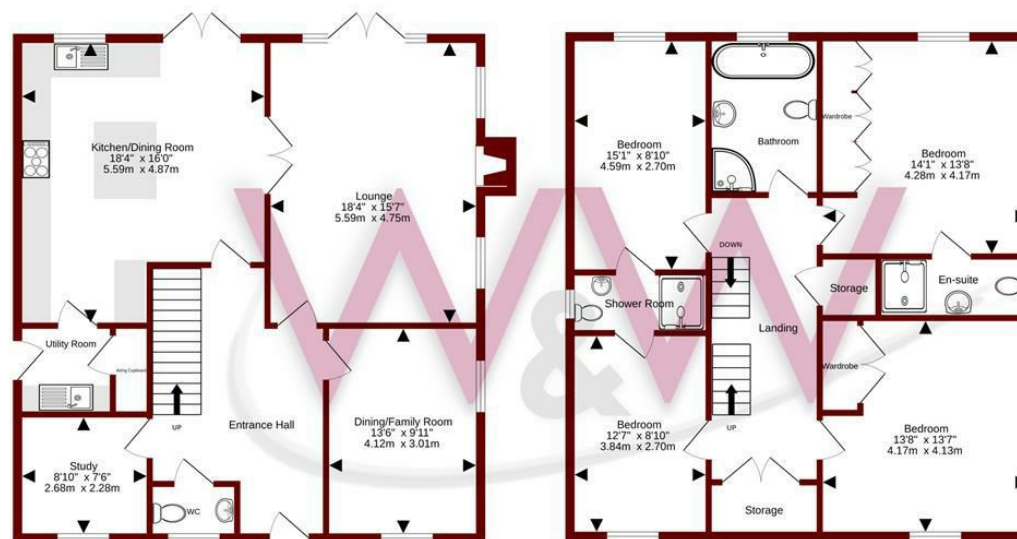
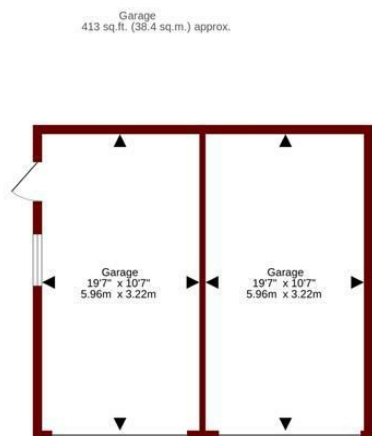
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
945 sq.ft. (87.8 sq.m.) approx.

1st Floor
944 sq.ft. (87.7 sq.m.) approx.

2nd Floor
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2867 sq.ft. (266.4 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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