



The Timbers | Fareham | PO15 5NB

Asking Price £689,995





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W&W are delighted to offer for sale this well presented & incredibly spacious five bedroom detached family home situated in a quiet cul de sac. The property boasts over 2200 sq.ft providing five bedrooms, lounge, dining room, study, kitchen/breakfast room, utility room, conservatory, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, double garage & driveway parking for multiple 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.











Well presented five bedroom detached family home situated in a quiet cul de sac

No chain ahead

Incredibly spacious boasting over 2200 sq.ft in all

22'10ft living room with centrepiece fireplace & walk in bay window

Modern kitchen/breakfast room with marble effect worktops, high gloss cabinets & double doors opening out onto the rear garden

Integrated appliances include double oven and hob, with space for additional appliances

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

Dining room with doors opening out onto the rear garden

Study with doors into the conservatory

Conservatory with doors opening out onto the rear garden

Downstairs cloakroom

Tenure: Freehold

EPC Rating: C

Council Tax Band: G -

£3500 Per Annum

Impressively sized main bedroom benefitting from built in wardrobes, bedroom furniture, walk in dressing room with fitted wardrobes & en-suite

En-suite bathroom comprising four piece suite

Three further generous double bedrooms, and bedroom five being a good sized single.

Main bathroom comprising three piece suite

Southerly facing landscaped rear garden majority laid to lawn, paved patio & mature shrubbery/flowers

'In our opinion' we feel that the garden offers privacy

Double garage & block paved driveway providing parking for multiple vehicles







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

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/>



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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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