



**Guide Price £425,000**

Leasehold

## **5 Abshot Manor Apartments, Little Abshot Road Fareham, Hampshire PO14 4LN**



## Quick View

	3 Bedrooms		Garage
	1 Living room		2 Bathrooms
	Second Floor Apartment		EPC Rating F
	Allocated Parking		Council Tax Band C

### Reasons to View

- Secure yourself a slice of history – This gorgeous apartment spans the whole top floor of this Grade II listed mansion.
- Owners here have FREE membership of the Country Club next door, you will have no excuses to go to the gym now.
- The views are mesmerizing, over trees and fields all the way down to the Solent. You can watch the seasons change, and even catch a glimpse the Isle of Wight.
- Don't worry about storage, there is a timber garage and you have access to the loft space.
- If socializing and entertaining is your thing then the layout of this kitchen/dining space will be perfect for you.
- With countryside all around you could forget that Locks Heath Centre and Titchfield village are both just 5 minutes away in the car.

### Description

Built circa 1800 this Grade II listed Georgian Manor House was redeveloped into apartments in 2011. Retaining original features such as sash windows with fitted shutters, cornicing, pillared door frames and fireplaces this truly is a beautiful home. Entering through the semi-circular porch with round arched doorway you step into a large communal lobby where the sweeping staircase winds up to the second floor. A video security entry system should ensure that your only callers are ones you let in yourself, giving you piece of mind. From the hallway you can access all the bedrooms, bathroom and living room, there is also access into the vast loft space and a deep built in airing cupboard.

The sitting room faces south with the three sash windows in the curved bay giving a fabulous 180-degree view over the surrounding countryside right the way down to the Solent. The central fireplace hosts a wood burning stove giving a wonderful focal point to the room. Glazed double doors open into the dining area of this lovely kitchen/dining room. Fitted with oaks cabinets and granite work surfaces extending into a peninsular unit, there are integrated NEFF appliances including washer/dryer, fridge/freezer, dishwasher, microwave, fan oven and induction hob. The cast iron fireplace adds character to the room which also has a lovely view over the local flower nursery.

The principal bedroom has a full wall of fitted wardrobes with a lobby area leading into the ensuite which is fitted with storage cupboards and a modern white suite with rainfall shower. The second double bedroom has access to the Jack 'n' Jill bathroom fitted with a contemporary suite and feature radiator. Bedroom three is currently utilised as a home office, with a useful fitted bench seat.

The beautiful grounds offer plenty space for you to enjoy the outdoors without the hassle of maintenance. There is an allocated parking spot as well as a timber garage with plenty of other parking available in the main car park. Owners will enjoy free membership and full use of the facilities in the Country Club which includes a pool, fitness centre, squash and tennis courts as well as a spa and café bar.

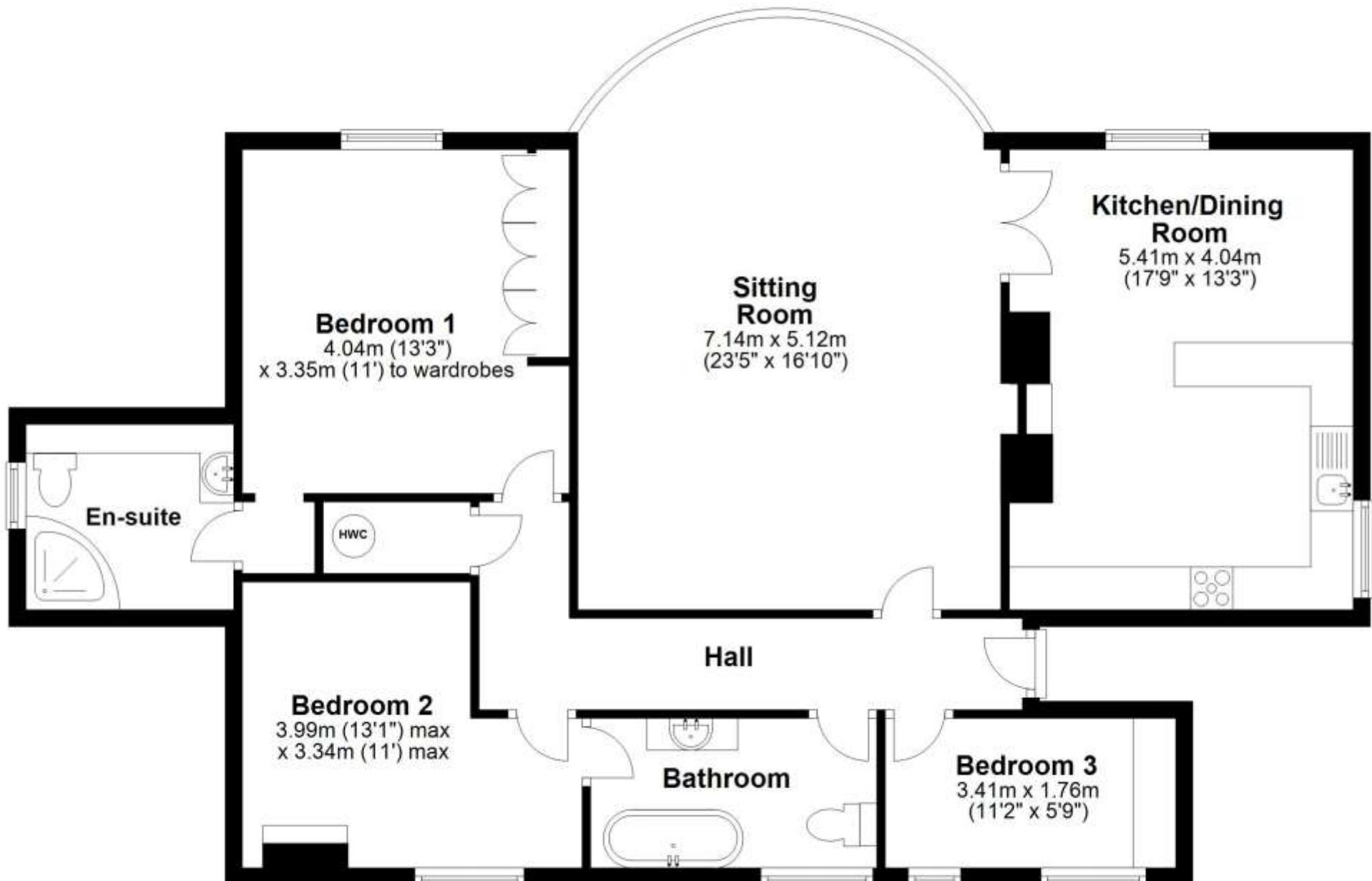
**Other Information:** This is a leasehold property. The 150 year lease commenced 25 December 2009 with a peppercorn ground rent. The service charge of £176 per month covers upkeep of the communal and external parts. As the property is listed, it is exempt from requiring an energy performance certificate. Property is managed by Bronzeage Leisure Ltd. The annual service charge is £2122.24. Restrictions apply: cannot be let, cannot use property for trade business or profession, cannot keep pet unless approved by Landlord.

### Directions

<https://what3words.com/violin.awoke.purist>

## Floor Plan

Approx. 106.3 sq. metres (1143.8 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)

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