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71 Wheatlands, Titchfield Common, PO14 4SU

Accommodation & Features

- This detached property has remained in the same occupation for twenty years, with a central hallway its the most sought after interior layout for long term living
- The kitchen breakfast room overlooks the garden and the utility area with personal door to the garage is nicely tucked around the corner of the breakfast area
- The living room has an attractive square bay to the front and is a decent size, theres a door through to the formal dining room which has French doors to the patio
- Storage is very good throughout the home plus with personal access to the garage its useful additional versatile space
- Theres three decent bedrooms and a refitted shower room plus a handy principal bedroom with en suite
- Along with good off road parking the rear garden is nicely secluded and well arranged it's a beautiful scene to admire year round



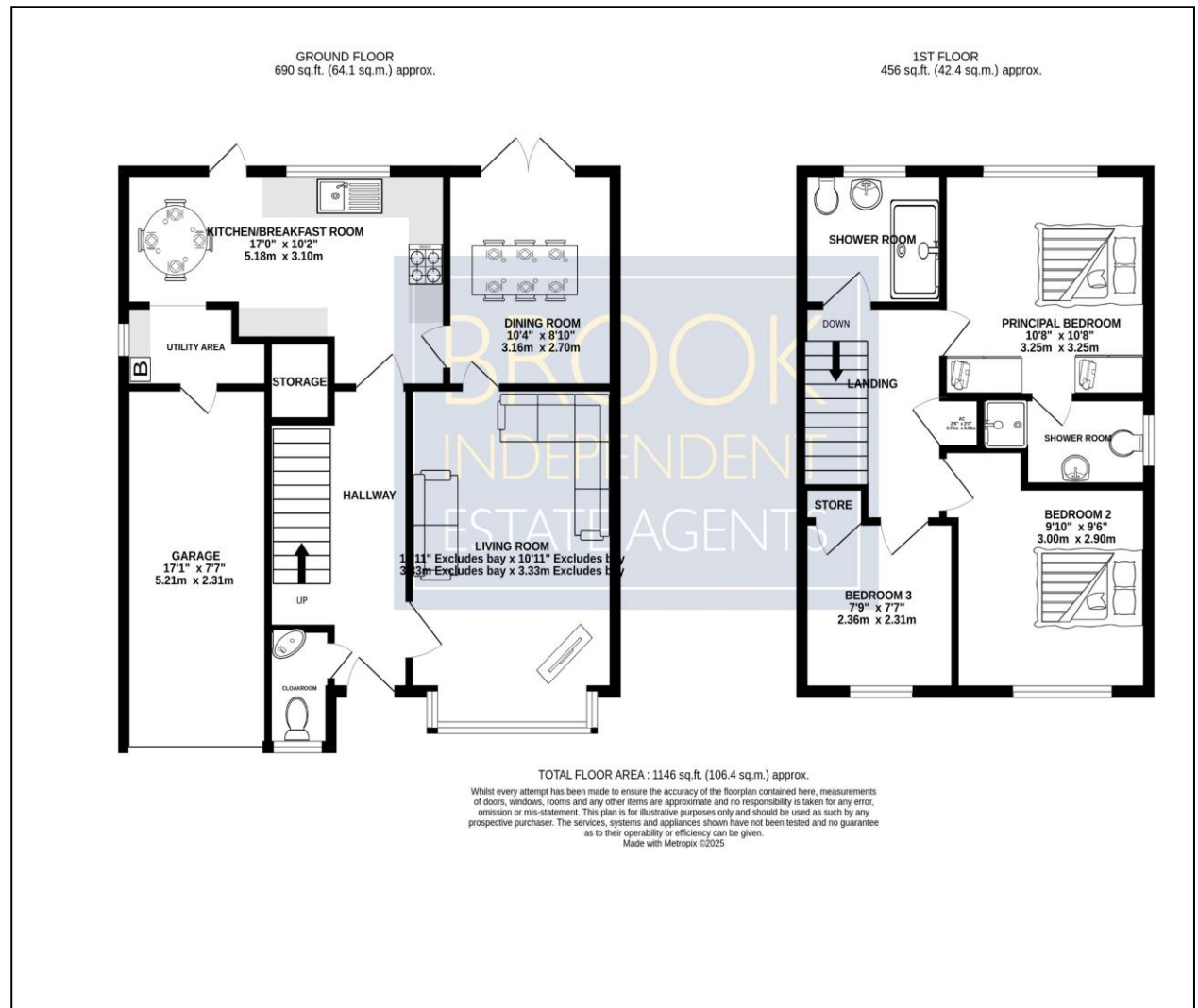


Brook Independent are delighted to present to the market this fine three bedroom detached house situated on a good corner plot with plenty of parking and a secluded rear garden in the popular Wheatlands development of Titchfield Common. The area is a good choice as it is so well placed to enjoy all the locality has to offer. Access to the commerce centres of Whiteley, Segensworth and Kitescroft are a short distance, as is Junction 9 of the M27 providing links to main South Coast centres and via M3 to London. A very short walk are the big brand essential shops and this is also a five minute drive from all the fantastic shops and amenities at the Locks Heath Centre, indulge in the community spirit, local shops and of course the popular coffee houses and handy Waitrose supermarket. Additionally, for weekends there are an abundance of walking routes and biking trails through Kitescroft and Abshot, winding through pretty woodland and established strawberry fields to the picturesque coastal paths following the Meon shoreline and Southampton Water; a haven for weekend walkers, marine enthusiasts and wildlife watchers all of which only enhance this property as a perfect solution for those who require amenities and activity close to hand.

The property has a very good internal layout, with the all-important central hallway, views across the back from the kitchen breakfast room and a separate dining area. On the first floor are three well-proportioned bedrooms, the principal bedroom has twin inbuilt wardrobes and a shower room. The main family shower room has recently been upgraded providing a modern double shower cubicle with vanity storage with smart tiling for a truly on trend fresh feel. The ground floor is where the time is spent however and the living space is a very uplifting environment. The kitchen breakfast room overlooks the private garden and provides plenty of storage and preparation space for the avid cook and host, there's also room for a breakfast table ideal for social suppers and busy breakfast times. For more formal occasions the dining room next to the kitchen has French doors to the garden and with thought if required could be knocked through into the kitchen area for a contemporary on trend arrangement. The utility area is perfectly placed off the kitchen, a secluded prep and laundry area by the internal door to the garage. Everything has been carefully thought through for ease, flow and family life making it a futureproof option due to its flexibility of accommodation. To complement, the garden is well arranged with low maintenance and high enjoyment in mind with a patio surround and area for summer entertaining plus borders well stocked with perennial offering bursts of colour throughout the seasons.

In summary, it is easy to see why this home has remained in the same occupation for over twenty years and been so successful as a long term homestead, it occupies a fantastic position in the close, its warm, well maintained, spacious and has excellent parking, plus a beautiful sized private garden. An early inspection is highly recommended and viewings are strictly by appointment.





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