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High Acre, Occupation Lane Titchfield, PO14 4BY

A substantial three bedroom detached residence set in a large level plot extending to 0.906 of an acre offering scope for development extension

Guide £900,000

- 1950's detached home with original character set in substantial gardens with paddock
- Three bedrooms, two receptions, WC and family bathroom
 - Approx just under an acre plot
 - 100ft road frontage
- Outbuilding originally a boathouse but latterly used for stabling measuring 32ft x 20ft approx
 - Lovely rural location
 - Requires updating
 - Ideal project opportunity



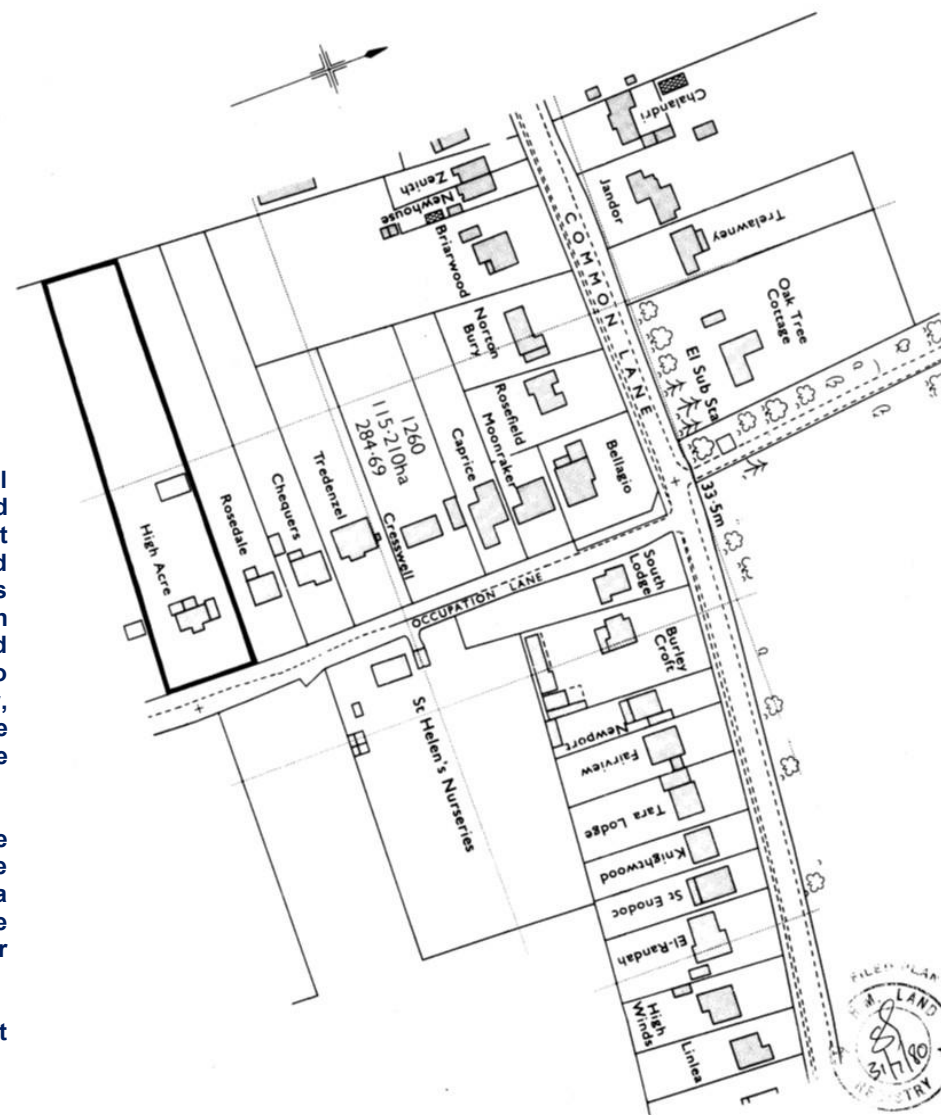


Brook Independent Estate Agents are delighted to present to the market this substantial detached residence occupying a plot approaching an acre beautifully set in a peaceful and picturesque semi-rural lane situated the top of the historic village of Titchfield. It is a short distance into the charming character square, an impressive and fascinating display of period housing, coaching Inns and thriving local community. There are essential convenience stores and amenities in the village, a magnificent church and nearby Abbey and canal which runs down to the Titchfield Haven Nature Reserve, River Meon and Solent shore. This perfectly placed property is a fantastic base from where to enjoy the menagerie of pass times Titchfield has to offer; immersing in the history of a village where life can be traced back to the 6th Century, cycling and walking the many trails, nature reserves and footpaths in immediate vicinity of the property, hiking the coastal paths, kitesurfing and paddleboarding, it is the ideal spot for those looking for a substantial home with land.

A longstanding family home with large garden and paddock the property currently has three well proportioned bedrooms, two reception rooms, cloakroom and family bathroom. The property requires modernization however due to the plot size and frontage it presents a menagerie of wonderful opportunities for those wishing to refurbish or extend. The expansive grounds offer exciting potential and options whether enhancing and landscaping the grounds or exploring new build opportunities subject to planning permissions.

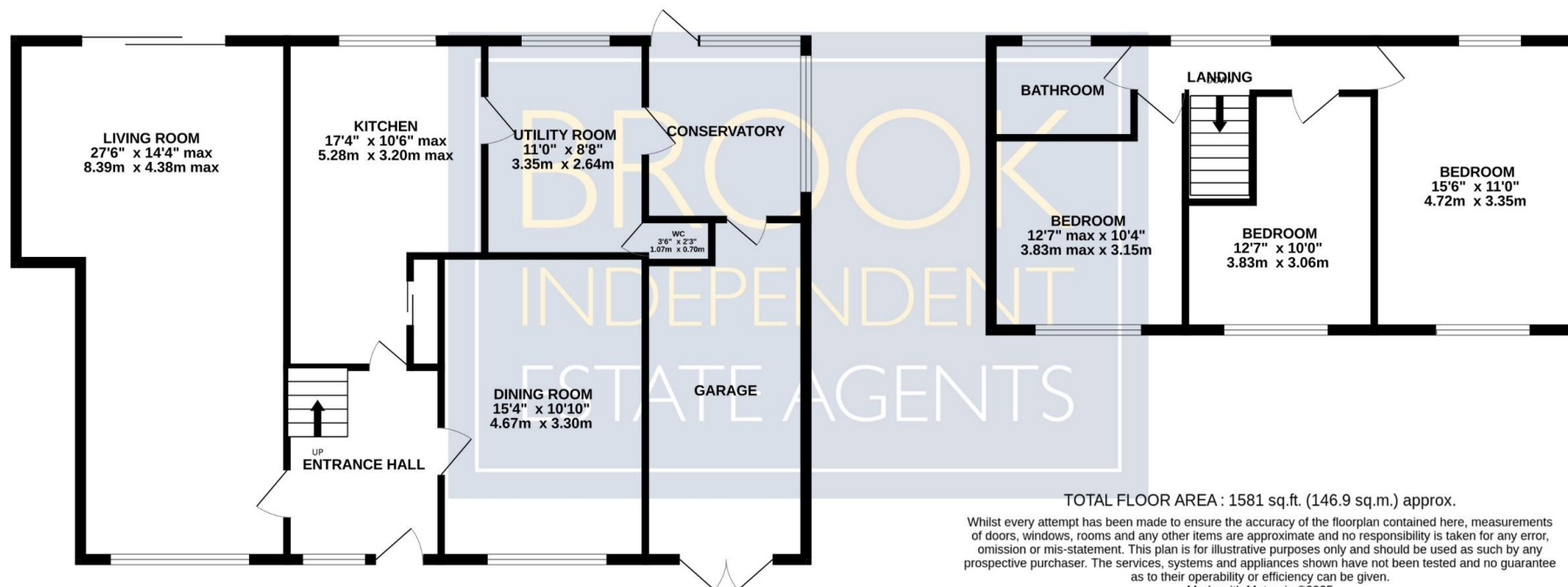
Viewings are strictly by appointment and all enquiries should be made via Brook Independent Estate Agents Ltd. No trespassing.

H.M. LAND REGISTRY		TITLE NUMBER	
		HP 173867	
ORDNANCE SURVEY PLAN REFERENCE	SU 5305	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY HAMPSHIRE	DISTRICT FAREHAM	© Crown copyright 1975	



GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 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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