

A truly stunning and spacious four bedroom detached house situated on the popular Cherque Farm development. The property enjoys a ground floor rear extension providing ample living accommodation and entertainment space with bi folding doors overlooking the garden. This family home benefits from two en suite facilities, a summerhouse currently used as a bar and a driveway leading to the garage.

The Accommodation Comprises
Composite glazed front door to:

Entrance Hall

Stairs to first floor, radiator, under stairs cupboard housing consumer unit and space for storage.

Cloakroom

Obscured UPVC double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, radiator, extractor fan.

Kitchen/Dining Room

Double aspect UPVC double glazed windows to front and side elevations, fitted with a modern range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl stainless steel sink and drainer unit with mixer tap, cupboard housing boiler, integrated appliances to include dishwasher, washing machine, fridge and freezer, double electric oven, induction hob with extractor hood over, under unit lighting, double opening doors to:

Lounge

An impressive room with part vaulted ceiling and remote controlled Velux windows, further UPVC double glazed window to front elevation and double glazed bi-folding doors to garden, three radiators.

First Floor Landing

Access to loft space which is partly boarded with ladder and light, radiator, cupboard housing water tank.

Bedroom One

Double aspect UPVC double glazed windows to front and side elevations, radiator, door to:

En Suite

UPVC double glazed obscured window to front elevation, close coupled WC with concealed cistern, wash hand basin, double shower cubicle with mains shower, spotlighting, extractor fan, modern radiator.

Bedroom Two

Double aspect UPVC double glazed windows to front and side elevations, radiator, door to:

En Suite

Close coupled WC with concealed cistern, wash hand basin with mixer tap, shower cubicle with mains shower, fitted mirror, inset spotlighting, extractor fan.

Bedroom Three

UPVC double glazed window to side elevation overlooking the garden, radiator.

Bedroom Four

UPVC double glazed window to side elevation, radiator.

Bathroom

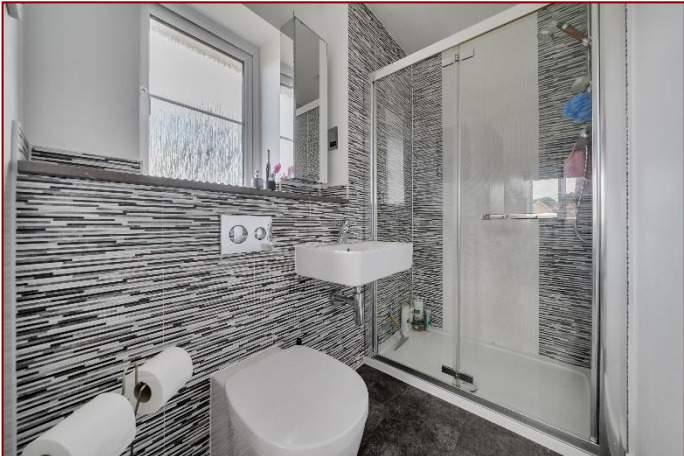
Inset spotlighting, fitted mirror and inset shelving, close coupled WC with concealed cistern, wash hand basin, panelled bath with mixer tap and shower attachment, ladder style radiator.

Outside

The rear garden is established with mature shrubs and bushes, summer house, large decking area ideal for outdoor entertaining. To the road side of the property is a driveway providing off road parking and leading to garage.

General Information

Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



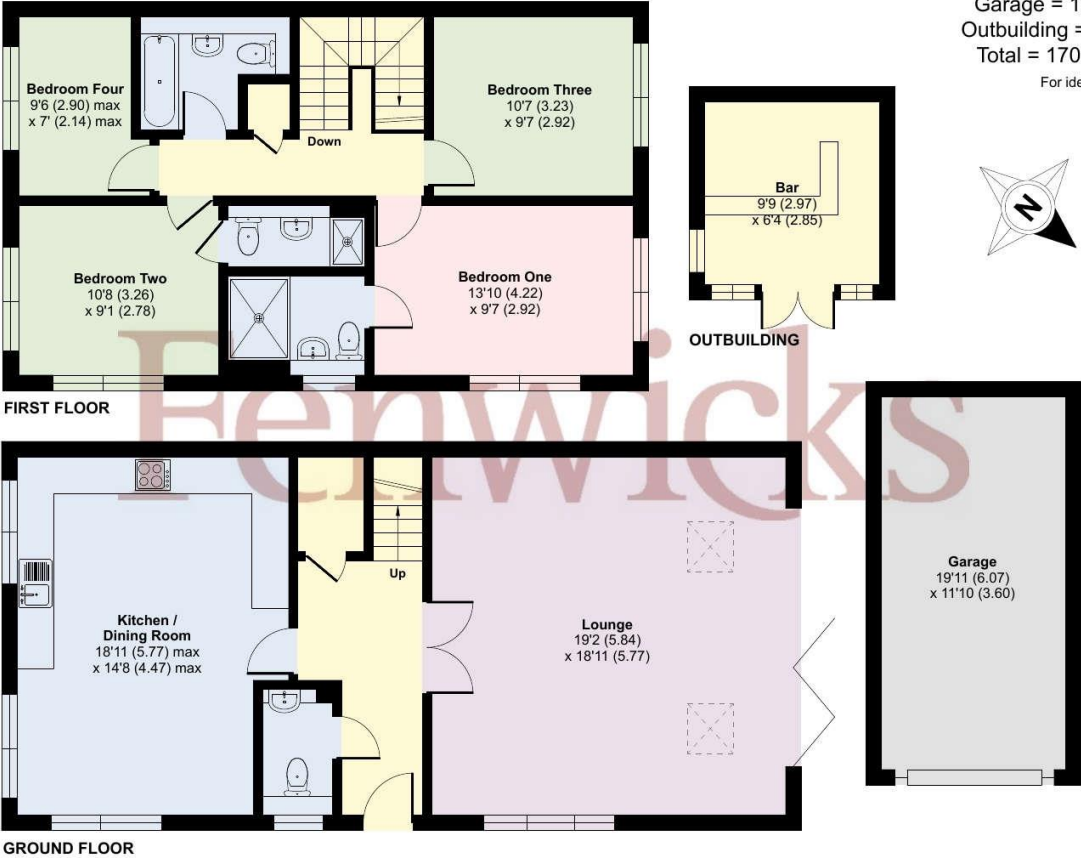
Magister Drive, Lee-on-the-Solent, PO13

Approximate Area = 1418 sq ft / 131.7 sq m
Garage = 196 sq ft / 18.2 sq m
Outbuilding = 91 sq ft / 8.4 sq m
Total = 1705 sq ft / 158.3 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1301858

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DRAFT DETAILS

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