



3 Greenlees Close, Fareham - PO17 5GS

In Excess of £1,100,000

WHITE & GUARD



# 3 Greenlees Close

Fareham, Fareham

A beautifully designed family home that offers both space and flexibility for any family. The house has been thoughtfully designed, from its rural barn style appearance right through to the well proportioned rooms internally with both the bathrooms having also been stylishly updated by the current owner. On the ground floor the house has an inviting entrance hall, cloakroom, study/office, snug/playroom and 26ft sitting room, a lovely L-shape room that could easily be two separate rooms and enjoys views over the garden. The heart of the house then being the 26ft, L-shaped kitchen/breakfast/family room, which has a vaulted ceiling in part and is fitted with high quality units with granite worktops, with a door at one end leading through to the fully fitted utility room. On the first floor there are then four good size bedrooms with master bedroom benefitting from a separate dressing room and beautifully appointed, recently fitted ensuite. All bedrooms have fitted wardrobes whilst a thoughtfully designed family bathroom completes the layout of the first floor. Outside there is a lawned garden with selectively planted borders and hedging with brick block paved driveway to the side providing ample parking that then leads up to a good size garage.

## LOCATION

The property is situated with a select development of only four well designed family homes only minutes away from Wickhams pretty village centre with its array of shops, church, pubs and restaurants along with some popular schools also being close by, one of which being Swanmore College that caters for 11-16 year olds and has academy status, with additional schools including Boundary Oak and the Wickham Church of England Primary also being close. The village also offers many lovely walks along with a network of bridleways being surrounded by beautiful countryside the picturesque Meon Valley has to offer. In addition to all of this, main motorway access routes are also easily accessible providing direct access to Winchester, Southampton, Portsmouth, Guildford and London.



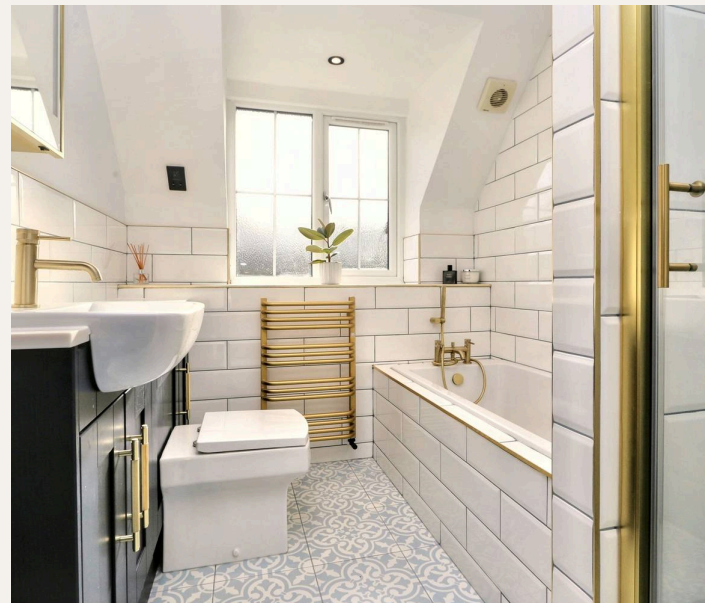




## INSIDE

The house is approached via a pathway leading to a double-glazed front door that takes you immediately into the spacious yet inviting entrance hall. From the hallway stairs lead to the first floor, the space has wood effect flooring, there is an under stairs cupboard with a further door then leading into the study/office, which is a lovely bright room with a window to the front. From the hall further doors lead through into the snug, which has been used as both a sitting and playroom, sitting room and kitchen areas. The snug was previously used as a TV/cinema room, however, is currently a playroom and has a window to the side. The sitting room is a beautifully bright room with part vaulted ceiling and is a large L-shape space with windows and French doors to the side and rear, both of which open out onto the patio and overlook the garden. Due to the overall size of this room, the space could also very easily be split into two separate rooms, should anyone wish.

The heart of the house undoubtedly then has to be the stunning kitchen/breakfast/dining room with the kitchen having been fitted with a stylish range of wall and base units along with granite worktops, a central island with breakfast bar to one side and range of built in appliances including a double oven, gas hob, dishwasher, fridge and freezer. The room also has windows to both side and rear in addition to a set of French doors that lead out onto the rear patio. The room also has spotlights, tiled flooring and a door at one end that leads through to a useful utility room with fitted units, various appliance space and sink unit.



On the first-floor, doors then lead though to all bedrooms that are again, lovely bright rooms, all of which have fitted wardrobes except the master bedroom that has its own dressing room with recently fitted wardrobes along one side and door leading through to a modern, recently fitted ensuite shower room. The family bathroom has also been replaced recently and comprises of a tiled panelled bath, separate shower cubicle wash hand basin set into a vanity unit, low level WC and heated towel rail.

OUTSIDE

Outside there is a block paved driveway leading up to the garage that has a metal up and over door, power and light, both internally and externally and eave storage space. The front garden is mainly lawned with hedging and planted borders.

To the rear of the property there is a patio area that runs along the width of the house leaving the good size garden mainly laid to lawn with borders that have planted with a range of mature flower, tree and shrubs with the garden also being fully enclosed.

SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speedUp to 76 Mbps download speed. This is based on information provided byOpenreach.

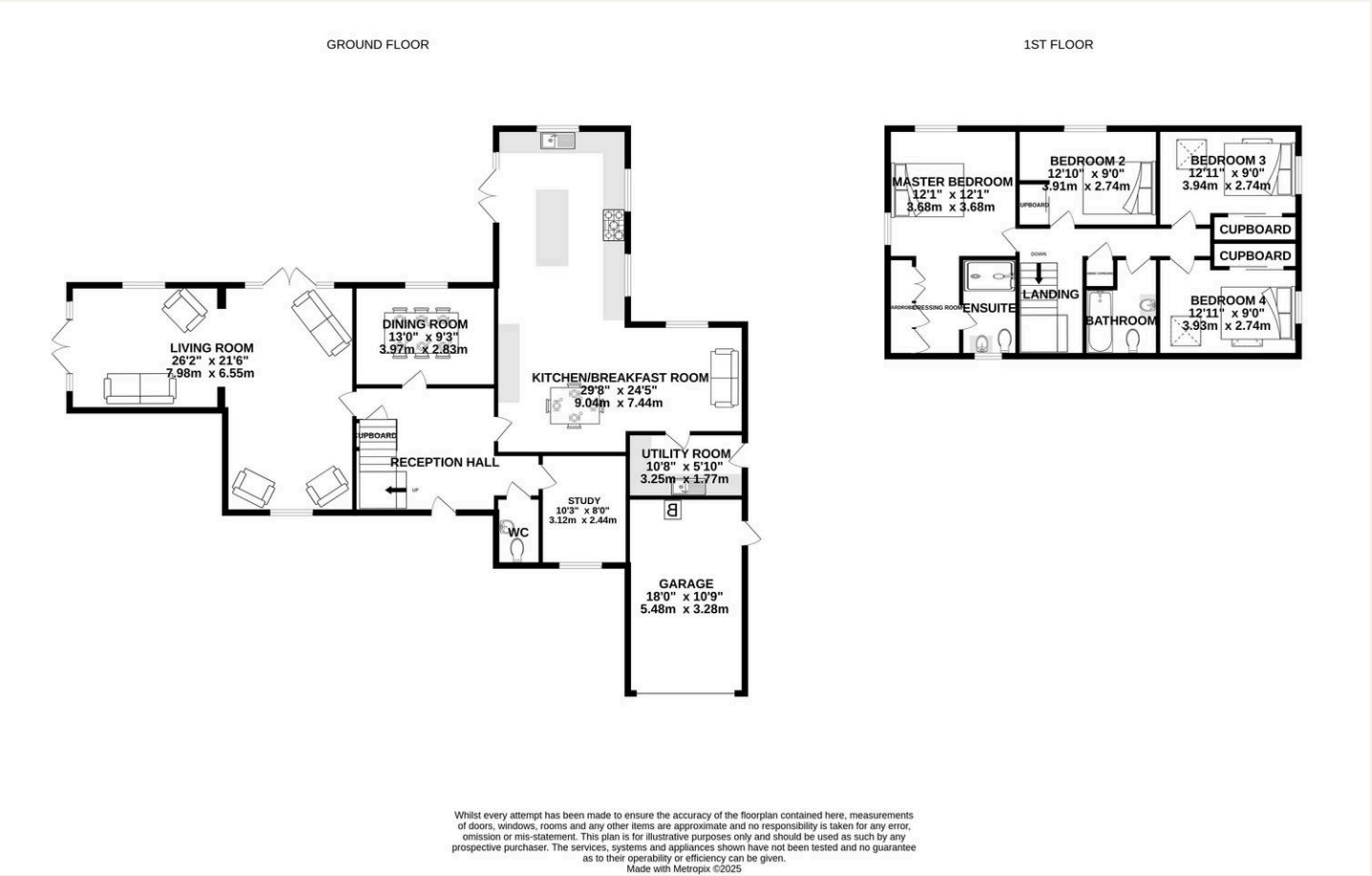
FREEHOLD

EPC RATING B

FAREHAM COUNCIL BAND F

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



T: 01489 893946  
Brook House, Brook Street, Bishops Waltham,  
Soutahampton, Hampshire, SO32 1AX  
E: bishopswaltham@whiteandguard.com  
W: whiteandguard.com

