



23 Knowle Avenue, Knowle - PO17 5LG  
£650,000

WHITE & GUARD



# 23 Knowle Avenue

Knowle, Fareham

## INTRODUCTION

This beautifully presented, four bedroom detached family home is situated in the popular area of Knowle Village and has been thoughtfully extended and tastefully updated by the current owners to provide a most impressive family home with accommodation over three floors. The accommodation briefly comprises a feature open plan kitchen/family room which has Bi-fold doors opening out into the garden, a good size lounge and study / playroom. On the first floor there are three double bedrooms, with bedroom two benefitting from an ensuite and the family bathroom. The master bedroom is on the second floor and also offers an ensuite. Outside there is an enclosed rear garden, good size driveway and a detached garage. This superb family home enjoys a lovely setting, overlooking the 'Village Green' and an internal viewing is highly recommended.

## LOCATION

The property is well located, with the village itself having a local shop and amenities. There is a village hall and the fields around you are great for walks. Knowle village is situated on the outskirts of Wickham. Wickham village and Fareham town centre are both a short drive away, making the train station commutable, as well as ease of access on to the A32 and M27.

## INSIDE

Upon entering the property, you are welcomed into a spacious hallway which has a set of stairs to the first floor, with under stairs storage and a cloakroom fitted with wash hand basin and WC. There are doors to all main reception rooms, with the area laid to wood flooring. A door to the left opens to a spacious lounge with box bay window to the front aspect, there is a wonderful fireplace with inset wood burner to one wall and space for freestanding furniture.







To the rear of the property is a wonderful, L-shaped, open plan kitchen/family room, thoughtfully designed to offer a large seating area with space for a dining table and chairs, with floor to ceiling windows to the rear and wonderful corner bi-fold doors which then open to the garden and a raised, decked seating area. There is also a cosy family area, with fitted storage, incorporating space for a TV and space for lounge furniture.

To one side of the room the kitchen, again a large space, has a window to the rear aspect and has been fitted with a stylish range of grey wall and base units with cupboards and drawers under and complimentary wood worktops. There is space for a Range cooker with extractor over, built-in dishwasher, fridge, freezer and white ceramic sink with drainer, with space and plumbing for a washing machine and further appliances. The room benefits from modern, vertical space saving radiators throughout and is laid to wood flooring.

On the first floor landing there is a window to the front aspect offering plenty of light, a storage cupboard which houses the water tank and doors to all accommodation. Bedroom two is situated to the rear of the property and has two windows to the rear aspect overlooking the garden, there are fitted wardrobes to one wall, space for a double bed and further furniture and a door to one side which opens to an ensuite shower room. The ensuite has been fitted with a walk-in rainfall shower, pedestal wash hand basin and WC. There is a window to the rear, wall panelling and wood effect flooring.

There are a further two bedrooms, both good size doubles with one situated to the front of the property and featuring a box bay window and the other offering a dual aspect with windows to both front and rear. The well-appointed family bathroom has a window to the side aspect and is fitted in a matching style to the ensuite, with wall panelling and wood effect flooring. There is a fitted, wood panelled bath with central, wall mounted, mixer tap and rainfall shower over, a pedestal wash hand basin and WC. On the second floor there is a lovely, loft room, a spacious double room with sloped ceilings, four Velux windows and lovely fitted wardrobes to one wall. A door to one side of the room also opens to an ensuite shower room, again with Velux window and fitted with a walk-in shower, pedestal wash hand basin and WC, with tiling to key areas. The room also offers an enviable view over adjacent fields/parklands.





OUTSIDE

The property is beautifully situated with uninterrupted views over the adjacent 'Village Green' and benefits from a good size driveway, providing off road parking for several vehicles and leading to the garage. There is also gated pedestrian access to the rear garden. The garden has been landscaped to provide a raised composite decked seating/entertainment area, leaving the rest mainly laid to lawn and is enclosed via wood panelled fencing

SERVICES:

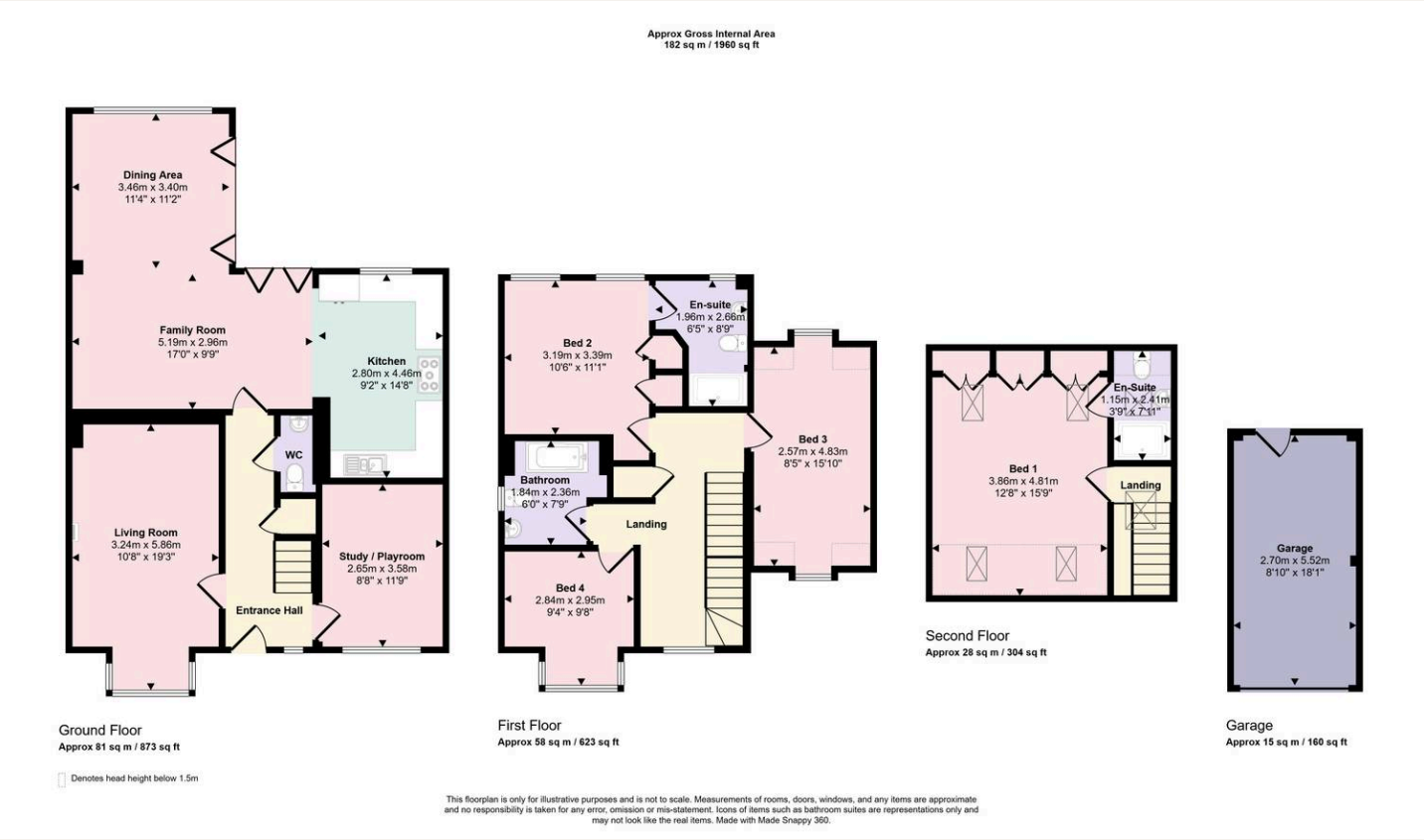
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

- WINCHESTER COUNCIL - BAND F
- EPC RATING C
- FREEHOLD
- DETACHED FOUR BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN/DINING/FAMILY AREA
- LOUNGE WITH WOODBURNER
- FAMILY BATHROOM & TWO ENSUITES
- DETACHED GARAGE & DRIVEWAY
- ATTRACTIVE GARDEN

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.



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