

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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Directions

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**3 Bed
 House - Detached
 located in Titchfield**



4 Church Path Titchfield Fareham PO14 4AA

Asking Price £635,000

Freehold



We are delighted to be selling this three bedroom extended detached period property set right in the heart of Titchfield Village. Built to a solid construction in 1808 the property offers a wealth of character and charm including ornate feature fireplaces, exposed wood beams, sash windows and a log burner to the sitting room. The present owner has occupied the property for some twenty five years and has enjoyed the idyllic position being close to the church as well as the Titchfield Haven and all the village amenities. The accommodation on the ground floor consists of an entrance porch, dining room, sitting room, kitchen/diner, cloakroom and conservatory. The first floor offers three deceptively spacious bedrooms and a family bathroom. Outside the property enjoys an irregular shaped plot overall offering a wrap around garden, a detached single garage and log store, driveway parking for numerous vehicles and a brick built outbuilding. This property must be viewed to fully appreciate the close proximity to all the amenities in the village whilst being tucked away in this highly requested location. Please call Chambers on 01329 665700 to arrange a viewing and avoid missing out.

Front Porch

5'7" x 4'8"

This porch forms part of an extension and is accessed via a wooden front door, feature vaulted ceiling, wall light, cloaks hanging space, further door to:

Dining Room

15'0" max x 13'8"

Open feature fireplace, window to side elevation, stairs to first floor landing with understairs storage cupboard, doors to kitchen and to conservatory, radiator.

Sitting Room

13'5" x 13'1"

Wooden sash window to front elevation, feature log burner with brick surround, two low level built in storage cupboards, radiator.

Kitchen/Diner

13'8" x 10'2"

Double glazed window to rear elevation, wooden glazed window to side, fitted with a range of wall and base cupboard/drawer units, inset sink unit, integrated appliances including four burner gas hob, eye level oven and fridge, plumbing for slimline dishwasher, combi boiler in concealed cupboard, space for table and chairs, radiator.

Downstairs Cloakroom

Window to side elevation, WC, wash hand basin, radiator.

Rear Porch

Conservatory

14'11" x 8'1"

Added to the property approximately 10 years ago, constructed of brick and glazed elevations under a pitched glass roof, ceramic tiled flooring with under floor heating, french doors to rear garden.

First Floor Landing

Access to all three bedrooms and family bathroom.

Master Bedroom

13'1" x 12'4"

Sash window to front elevation, ornate feature fireplace, built in double wardrobe, radiator.

Bedroom Two

12'6" x 12'6"

Window to side and rear elevations, ornate feature fireplace, radiator, access to storage cupboard.

Bedroom Three

10'2" x 7'10"

Window to rear elevation, radiator.

Family Bathroom

Fitted with a white three piece suite comprising of panel bath with mixer tap shower attachment over, inset vanity sink unit, concealed WC, heated towel rail, extractor fan, shaver point.

Front Garden

Accessed via a side and rear gate, enclosed by fencing, various mature trees and shrubs with pathway to front door and rear garden access.

Outbuilding

12'10" x 8'6"

Of brick construction with plumbing for washing machine and power and light.

Detached Single Garage

Accessed via the Church path no through Lane situated in the rear garden. With up and over door, power and light, rear window, situated in front of the property with parking for several vehicles.

Council Tax

Fareham Borough Council Band E

Rear Garden

A delightful wrap around garden offering a great deal of privacy and seclusion, bordered by brick walling, fencing and mature hedgerow, outside timber summerhouse, pathway to side gate, pathway to outbuilding.

Agents Note

Mains Electricity, Mains Water supply, Mains drainage.


Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	83

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other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.