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31  
The Thicket  
Downend  
Fareham  
Hampshire  
PO16 8QA



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**Stubbington**



# 31 The Thicket Downend Fareham PO16 8QA

Asking Price £625,000  
Freehold

 4
  2
  2
  C



This four bed extended detached house is situated in the sought after area of 'Down End' within catchment for the ever popular Cams secondary school, fantastic commuting options via the M27 and both Fareham Portchester station. The integral garage and driveway offers off road parking for several cars and there is a delightful private southerly aspect rear garden. The property comprises of a four well proportioned bedrooms, En-Suite to the Master, large re-fitted family bathroom, large re-fitted Kitchen/Breakfast room and 37' Lounge/Diner. No Forward Chain!



**Entrance Hall**  
Skimmed ceiling, access to under stairs storage cupboard, radiator. Doors to:

**Downstairs Cloakroom**  
Skimmed ceiling, window to front elevation, re-fitted suite comprising W.C, inset wash hand basin with vanity storage, radiator.

**Lounge/Dining Room**  
37'6" x 11'10"  
Skimmed coved ceiling, window to front and side elevations, French style doors to rear garden, inset feature fire, 3 x radiators.

**Kitchen/Breakfast Room**  
19'10" x 17'6"  
Skimmed ceiling, window to rear elevation, French style doors to garden, access to larder cupboard, re-fitted range of modern wall and base units with work surface over, inset 'Franke' 1 1/2 bow sink with mixer taps, eye level Bosch double oven, with further steam oven and single over, five burner gas hob, canopy hood, integrated dishwasher and fridge, breakfast bar incorporating island and seating area, feature vertical radiator.

**Utility**  
8'1" x 4'7"  
Plumbing for washing machine and space for tumble drier.

**First Floor Split Level Landling**  
Skimmed coved ceiling, access to roof void, access to double door storage cupboard. Doors to:

**Master Bedroom**  
11'10" x 10'11"  
Textured ceiling, window to front elevation, fitted furniture including wardrobes and vanity table, radiator.

**Ensuite**  
7'4" x 5'3"  
Skimmed ceiling, window to front elevation, extractor fan, re-fitted suite comprising shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage below, feature vertical radiator.

**Bedroom 2**  
11'4" x 9'7"  
Skimmed ceiling, window to rear elevation, fitted wardrobes, radiator (measurement does not include wardrobe area).

**Bedroom 3**  
15'5" x 8'2"  
Skimmed coved ceiling, window to rear and front elevations, fitted furniture including wardrobes and vanity table, radiator.

**Bedroom 4**  
8'11" x 8'3"  
Textured coved ceiling, window to rear elevation, fitted wardrobes, radiator.

**Family Bathroom**  
13'9" x 5'7"  
Skimmed ceiling, window to side elevation, extractor fan, suite comprising bath tub with central filler tap, walk in double shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage, feature vertical heated towel rail.

**Front Garden**  
A landscaped frontage with water feature.

**Driveway**  
A paved driveway offering off road parking for three cars.

**Garage**  
Up and over door, power and light.

**Rear Garden**  
A fully enclosed private southerly aspect rear garden, mainly laid to lawn with mature borders and sandstone patio, outside tap, lighting and power points, side storage with pedestrian gateway with further pedestrian gateway to opposite side of the property.

**31 The Thicket**  
Traditional construction with tiled roof, with area of flat roofing over extension.  
Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : E  
Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>  
The vendor has experienced no flooding in the past 5 years  
The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

