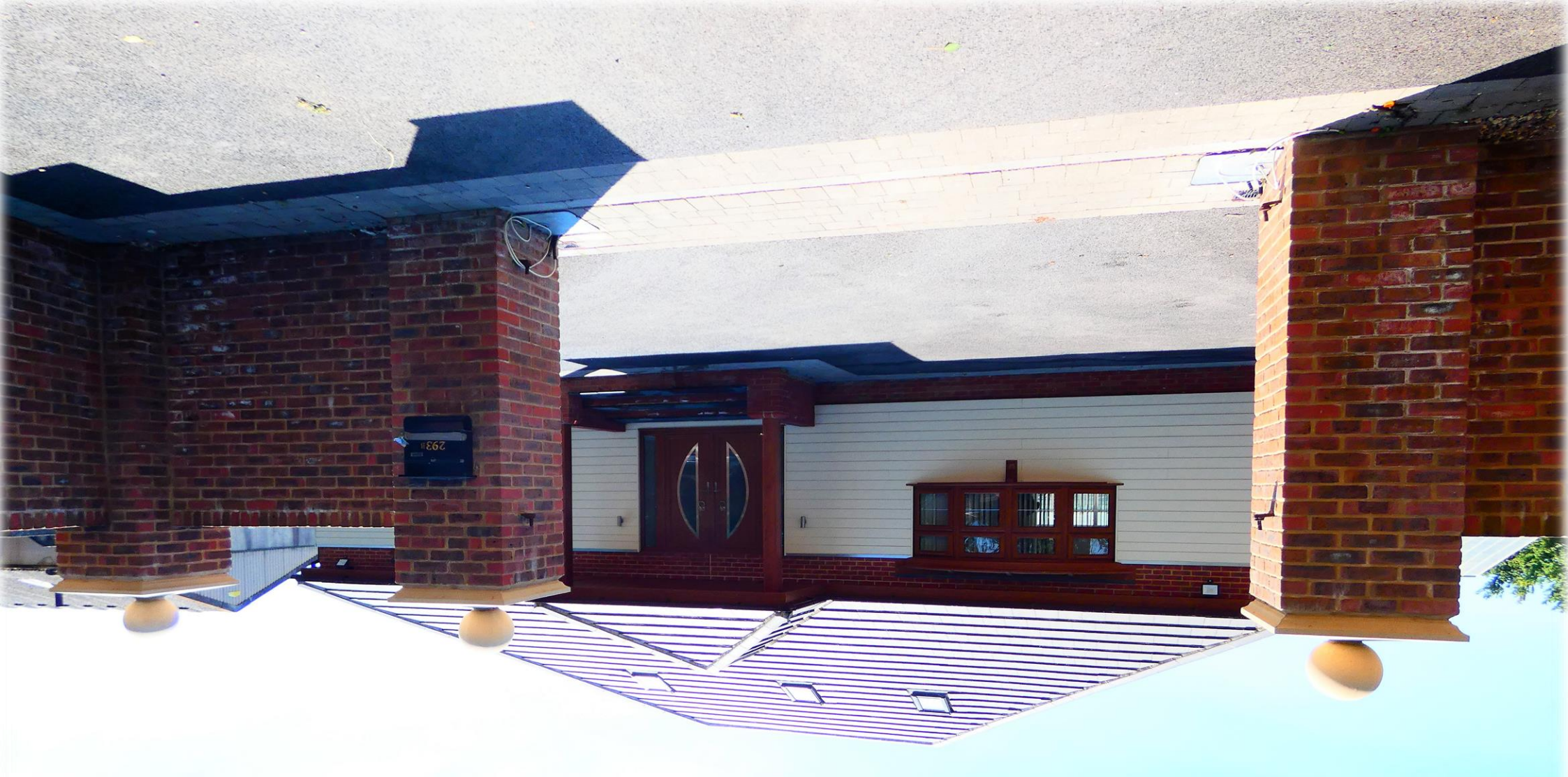

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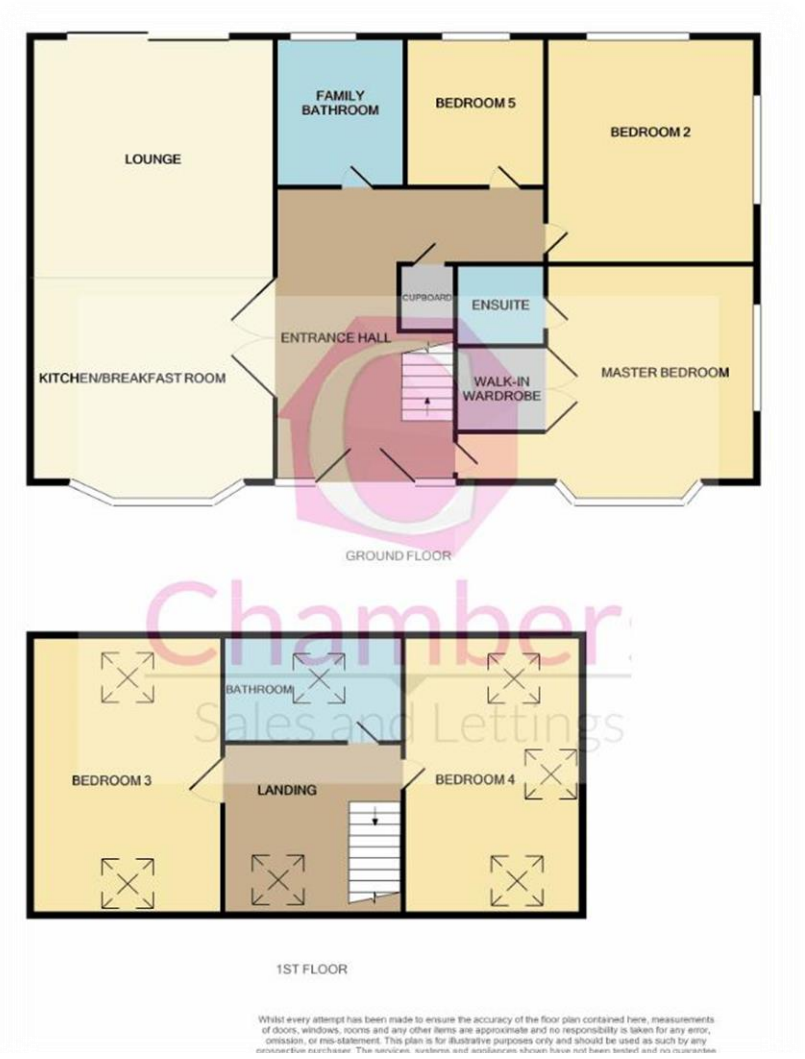

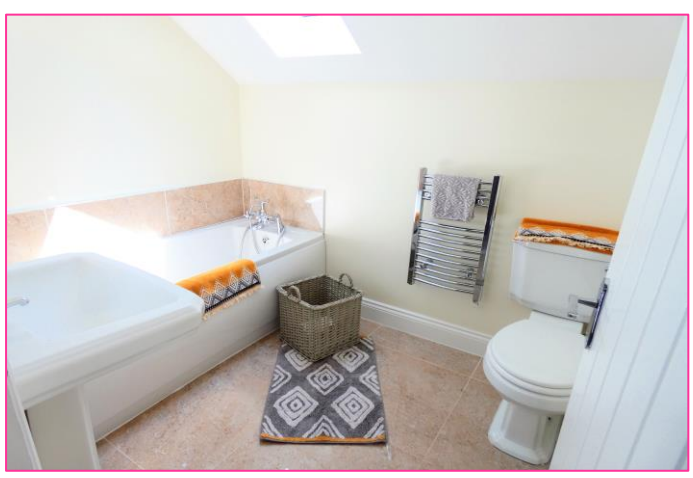

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this companies employ has authority to make or give representation or warranty in respect of the property.

FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

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293b Titchfield Road Stubbington
Fareham PO14 3ER

£695,000

A truly individual detached residence situated on a large plot (approx 95' x 92' with further area 69' 27')in a semi rural location in between Stubbington and Titchfield villages. The property built approximately two years ago offers versatile living accommodation over two floors with five bedrooms, En-suite to the ground floor Master suite, family bathrooms to both floors the ground floor one being finished in luxury marble, open plan lounge and kitchen (31' x 19') finished with luxury marble worktops and built in appliances, outside there are stables and garden house and off road parking for a large number of vehicles boat/caravan etc. The current owner has the plot laid to extensive block paving and tarmac to facilitate his business requirements, but with a little imagination this south facing plot lends itself to a landscaping makeover to compliment the dwelling.

Front Door
A double entrance door into:

Entrance Hallway
Skimmed coved ceiling, access to under stairs storage cupboard, polished porcelain flooring (underfloor heating), radiator. Doors to:

Open Plan Lounge to Kitchen *31' 7" x 19' 4" (9.614m x 5.896m)*
Lounge Area: Skimmed coved ceiling with ceiling rose, patio doors to rear garden, bow window to front elevation, television aerial points, feature fire surround. Kitchen area: A fully fitted range of modern wall and base units with luxury marble work surfaces including breakfast bar, intergrated appliances including microwave oven, double wine chiller, coffee machine, space for American style fridge/freezer and cooker range, polished porcelain flooring.

Master Bedroom *19' 3" max x 15' 8" (5.868m x 4.781m)*
Skimmed coved ceiling, window to front and side elevations, television aerial point, radiator, access to walk in wardrobes.

En-Suite Shower Room *6' 1" x 5' 4" (1.848m x 1.629m)*
Skimmed coved ceiling, extractor fan, floor to ceiling tiling, Quad shower cubicle, pedestal wash basin, W.C, heated towel rail.

Bedroom 2 *15' 7" x 12' 5" (4.744m x 3.784m)*
Skimmed coved ceiling, windows to rear and side elevations, radiator.

Bedroom 5 *11' 10" x 6' 6" (3.608m x 1.973m)*
Skimmed coved ceiling, window to rear elevation, radiator.

Family Bathroom *11' 10" x 9' 10" (3.601m x 2.992m)*
Skimmed coved ceiling, window to rear elevation, suite comprising raised and sunken bath tub with mixer taps enclosed by luxury marble, twin inset wash hand basins with vanity storage units and finished with marble surfaces, polished porcelain flooring, radiator

First Floor Landing
Skimmed coved ceiling, Velux style window, access to roof void. Doors to:

Bedroom 3 *15' 4" x 11' 2" (4.681m x 3.397m)*
Skimmed ceiling with LED lighting, 2 x Velux style windows, access to eaves storage, radiator.

Bedroom 4 *15' 4" x 10' 11" (4.670m x 3.317m)*
Skimmed ceiling with LED lighting, 2 x Velux style windows, access to eaves storage, radiator.

Family Bathroom *7' 10" x 6' 1" (2.396m x 1.847m)*
Skimmed ceiling, extractor fan, Velux style window, suite comprising panel bath with mixer taps, pedestal wash basin, polished porcelain flooring, heated towel rail.

Outside
The property is approached via ornate garden walls with pre-wiring for automated gates, further pedestrian access.

The Plot
The plot main plot measures approximatly 29.16 meters x 28.188 meters and is fully brick paved with tarmacadam accommodating numerous vehicles boat/caravan etc. There is a further area measuring 21.17 meters x 8.27 meters with stables currently being used for utilities including plumbing for washing machine. It is our opinion that imaginative landscaping could transform this plot and at the same time compliment this beautiful chalet.

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