

**£850,000**

**39 Ranvilles Lane**

Fareham, PO14 3DX



Set within the highly desirable, no-through road of Ranvilles Lane in Fareham, this exceptional four-bedroom detached family home offers spacious accommodation and high-quality finishes throughout. The ground floor features a separate lounge, a study, a newly fitted shower room & WC, a practical utility room and an impressive modern kitchen/dining area complete with bi-fold doors opening onto the extensive rear garden. Upstairs, you'll find four double bedrooms, all with built-in storage, along with a contemporary family bathroom. The main bedroom further benefits from its own modern en-suite shower room. Occupying an outstanding plot, the property enjoys a generous rear garden, a large patio area and a gated entrance providing ample off-road parking to the front. Contact our Fareham office today to arrange your viewing of this superb home!





## ENTRANCE HALL

**STUDY** 11' 0" x 7' 5" (3.35m x 2.26m)

**LOUNGE** 18' 11" x 13' 0" (5.77m x 3.96m)

**SHOWER ROOM** 10' 11" x 4' 3" (3.33m x 1.3m)

**UTILITY ROOM** 10' 11" x 6' 3" (3.33m x 1.91m)

**KITCHEN/DINER** 30' 7" x 15' 3" (9.32m x 4.65m)

## LANDING

**BEDROOM 1** 15' 3" x 11' 10" (4.65m x 3.61m)

**ENSUITE** 8' 4" x 4' 0" (2.54m x 1.22m)

**BEDROOM 2** 15' 3" x 11' 9" (4.65m x 3.58m)

**BEDROOM 3** 14' 11" x 13' 0" (4.55m x 3.96m)

**BEDROOM 4** 15' 0" x 11' 1" (4.57m x 3.38m)

**BATHROOM** 7' 8" x 6' 5" (2.34m x 1.96m)

## REAR GARDEN





GROUND FLOOR

1ST FLOOR



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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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