



**Addison**  
ESTATE AGENTS



49 Lower Church Road, Fareham, PO14 4PW  
**£573,000 Freehold**

Tucked away on a generous corner plot in a sought-after non-estate position in Titchfield Common, this impressive detached family home offers an excellent balance of space, comfort, and privacy. Designed with modern family living in mind, the property provides four well-proportioned bedrooms, including a principal bedroom with en suite facilities, alongside a well-appointed family bathroom.

The heart of the home is the striking 24ft open-plan kitchen and dining space, which flows effortlessly into an impressive sunroom with a vaulted ceiling. This bright and welcoming area creates a superb environment for both everyday living and entertaining. The ground floor accommodation is further enhanced by a separate utility room, an 18ft sitting room featuring a wood-burning stove for cosy evenings, and a dedicated study, ideal for home working or a quiet retreat.

Set back from the road, the property benefits from a large block-paved driveway providing ample off-road parking and access to a double garage. To the rear, the garden is both spacious and secluded, offering an attractive outdoor setting for families and those who enjoy entertaining.

Upon entering the property, you are greeted by a spacious entrance hall that immediately sets the tone for the accommodation and provides access to a ground floor cloakroom. The kitchen and dining area is thoughtfully designed with a comprehensive range of wall-mounted and low-level units, offering generous storage, along with a stylish breakfast bar for informal dining and space for a large family table. This area opens seamlessly into the sunroom, where the vaulted ceiling and extensive glazing allow natural light to flood in throughout the day. The separate utility room adds practicality, with space and plumbing for appliances, a sink, and direct access to the integral garage.

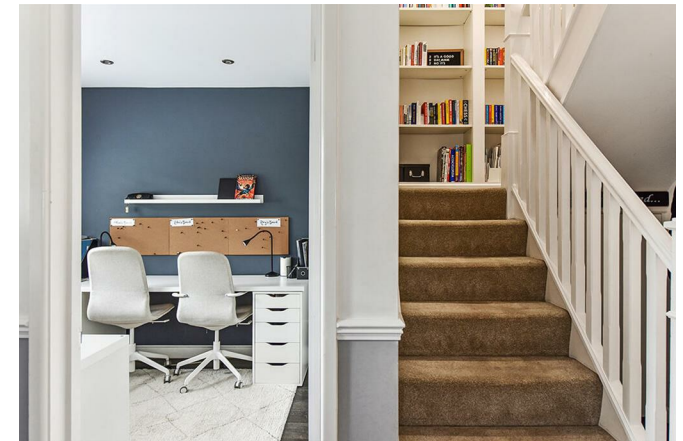
The sitting room measures an impressive 18ft and centres around a charming wood burner, creating a warm and inviting space to relax. The ground floor is completed by a separate study, providing flexibility for home working or additional living accommodation.

The first floor offers four generously sized bedrooms, all well suited to family living. The principal bedroom benefits from built-in wardrobes and its own en suite facilities, while the remaining bedrooms are served by a modern family bathroom finished in a neutral style.

Outside, the property enjoys a substantial plot with a wide block-paved driveway leading to the double garage, offering excellent parking and storage. The rear garden is well maintained and thoughtfully arranged, with a generous lawn, mature trees, and established borders creating a high level of privacy. A patio area adjacent to the house provides the perfect space for outdoor dining, and side access adds further convenience.

In addition to the existing accommodation, the property offers clear potential for further extension or reconfiguration, subject to the necessary consents. The sellers have produced indicative plans to illustrate how the home could be enhanced, providing inspiration for buyers wishing to explore future possibilities. No planning permission has been sought or granted at this stage, and any development would require the appropriate approvals.

The property is ideally positioned in Titchfield Common, offering a peaceful setting while remaining close to everyday amenities. Titchfield and Fareham are within easy reach, providing a wide range of shops, cafés, and leisure facilities. The area is well regarded for its schooling, including St John the Baptist Church of England Primary School and Brookfield Community School. Excellent transport links are available, with Junction 9 of the M27 nearby, offering straightforward access to Southampton, Portsmouth, and the wider motorway network.



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

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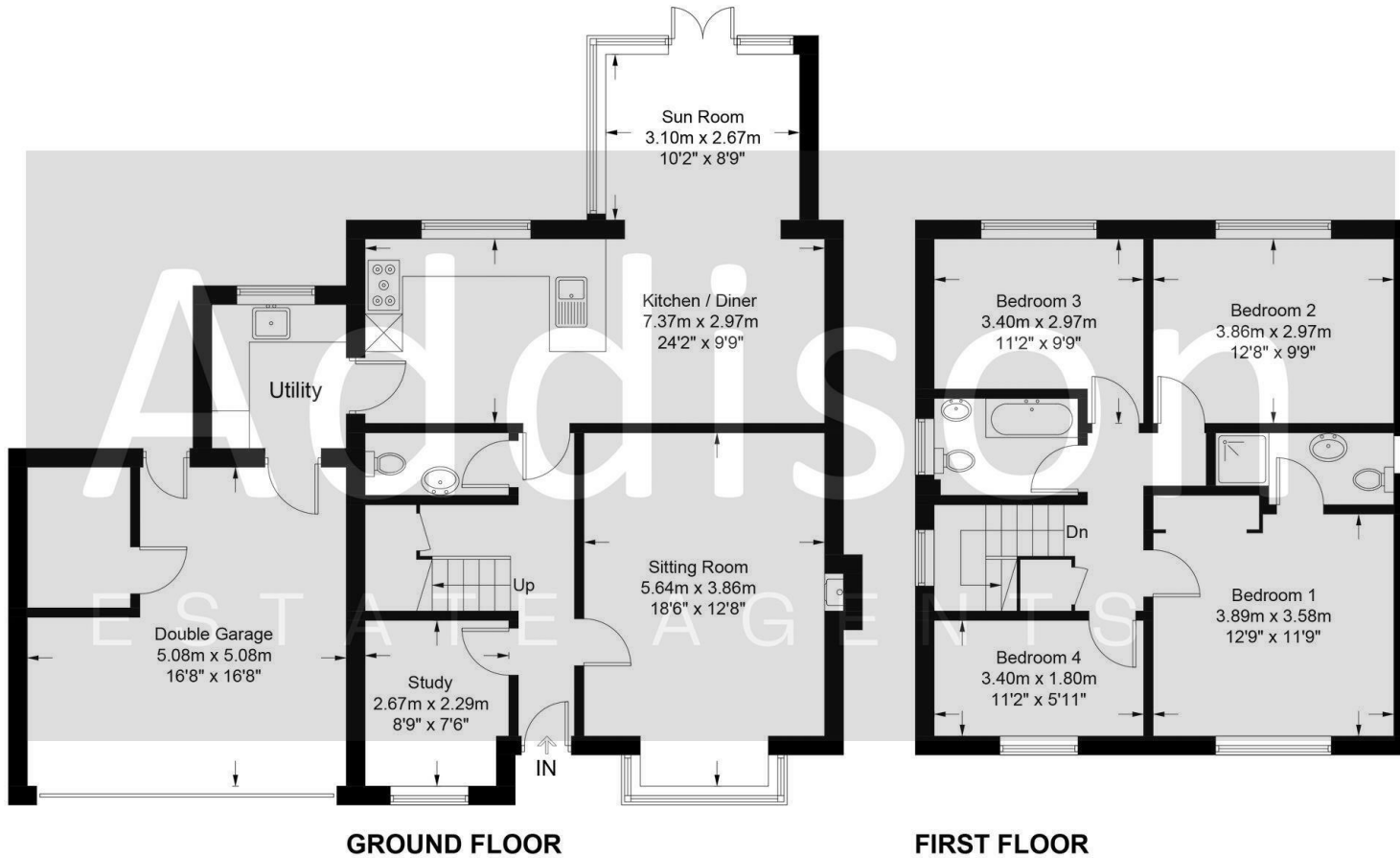
## Further Information

**Local Council:**  
**Fareham Borough Council**

**Council Tax Band: E**

**Amount Payable for 2026/2027:**  
**£2775.12**

Approximate Gross Internal Area = 163.8 sq m / 1763 sq ft  
(Including Double Garage)



- Generous corner plot in a sought-after non-estate position in Titchfield Common
- Potential to extend – sellers have produced indicative plans, but no planning permission has been sought
- Four well-proportioned bedrooms, including a principal suite with en suite and built-in wardrobes
- Striking 24ft open-plan kitchen/dining area with breakfast bar, flowing into a vaulted sunroom
- 18ft sitting room centred around a charming wood-burning stove for cosy evenings
- Dedicated study providing flexibility for home working or quiet retreat
- Large block-paved driveway with ample parking and access to a double garage
- Spacious, secluded rear garden with lawn, mature trees, patio, and high privacy
- Close to well-regarded schools including St John the Baptist Primary and Brookfield Community School
- Excellent transport links via Junction 9 of the M27, with easy access to Southampton and Portsmouth

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1172190)



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