



High Acre , Occupation Lane, Titchfield, PO14 4BY

Asking Price £799,995



Occupation Lane |
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W&W are delighted to present to the market this substantial detached residence sitting on an enviable plot approaching an acre beautifully set in a peaceful and picturesque semi-rural lane situated at the top of the historic village. Internally the property boasts three double bedrooms, two reception rooms, utility room, conservatory, cloakroom and family bathroom. Outside, the property enjoys front, side, rear gardens & paddock along with an outbuilding approx. 32ft x 20ft & in and out driveway parking for ample vehicles.

Occupation lane is a sought after location within a popular village. Titchfield is a thriving community and offers an excellent range of amenities with shops, hairdressers, beauticians and boutique coffee shops. The canal walk leading into Titchfield Haven Nature Reserve and Hill Head beach beyond are just moments away. Titchfield is also well placed for commuting with mainline links to London from Winchester and Southampton Parkway and easy access to the A/M27.





Circa 1950's detached home with original character set in substantial gardens

Enviably plot approaching an acre situated in a popular location within a historic village

In need of modernisation/renovation

Excellent potential for extension subject to all of the relevant planning permissions

Internally the property boasts three bedrooms, two receptions, utility room, cloakroom and main bathroom

Extensive plot approaching an acre providing front, side, rear gardens & paddock

32ft x 20ft approx. Outbuilding originally a boathouse but latterly used for stabling

In & out driveway providing parking for multiple vehicles

Walking distance to Titchfield Village, woodland & coastal walks

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating but the seller informs us that the supply has been disconnected

Broadband - There is no broadband currently connected to the property

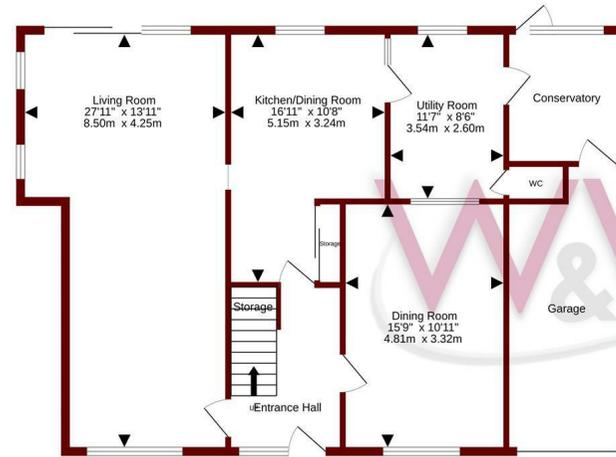
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

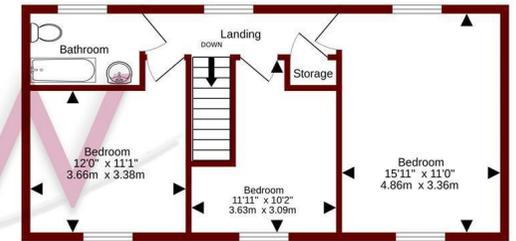




Ground Floor
1082 sq.ft. (100.5 sq.m.) approx.



1st Floor
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 sq.m.) approx.

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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Council Tax Band - F

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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