

Situated on the popular development of Cherque Farm is this substantial and rarely available detached house offering spacious living accommodation arranged over three floors. The property has been tastefully updated by the current owners and benefits from en suite facilities and a delightful enclosed rear garden.

**The Accommodation Comprises**

Double glazed front door to:

**Entrance Hall**

UPVC double glazed window to front elevation, coved ceiling, stairs to first floor, Kardean flooring, radiator.

**Cloakroom**

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, radiator.

**Lounge 23' 5" x 11' 8" (7.13m x 3.55m)**

Double aspect with UPVC double glazed windows to front elevation with Hillary fitted shutters, UPVC double glazed door to rear, two radiators.

**Dining Room 12' 5" x 10' 8" (3.78m x 3.25m) maximum measurements**  
Coved ceiling, fuse box to wall, UPVC double glazed window to front elevation with Hillary fitted shutters.

**Kitchen/Breakfast Room 19' 5" x 12' 3" (5.91m x 3.73m) maximum measurements**

UPVC double glazed window and double opening doors to rear elevation, fitted with a range of base cupboards and matching eye level units, Quartz work surfaces, matching island, tiled surround, recess and plumbing for washing machine and dishwasher, integrated NEFF double oven, AEG induction hob with NEFF fan assisted hood over, integrated NEFF washing machine, AEG dishwasher, cupboard housing boiler, Zanussi fridge and separate freezer, under stairs storage cupboard, inset spotlighting, continuation of Kardean flooring.

**Conservatory 9' 1" x 8' 0" (2.77m x 2.44m)**

UPVC double glazed windows and door to rear, polycarbonate roof and opening roof light, tiled flooring with under floor heating.

**First Floor Landing**

Stairs to second floor, radiator, cupboard housing heating system.

**Bedroom One 16' 7" x 12' 0" (5.05m x 3.65m) maximum measurements**

UPVC double glazed window to front elevation with Hillary fitted shutters, radiator, Sharp's built-in wardrobes, door to:

**En Suite**

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, radiator.

**Bedroom Two 12' 4" x 11' 0" (3.76m x 3.35m) maximum measurements**

UPVC double glazed window to front elevation with Hillary fitted shutters, radiator, Sharp's built-in wardrobes, door to:

**En Suite**

Obscured UPVC double glazed window to side elevation, newly fitted suite comprising; close coupled WC, wash hand basin set in vanity unit, corner shower cubicle with mains shower, tiled flooring.

**Bedroom Five 12' 4" max x 8' 10" (3.76m x 2.69m)**

UPVC double glazed window to rear elevation, built-in wardrobes, radiator.

**Bedroom Six 11' 11" x 6' 9" (3.63m x 2.06m) maximum measurements**

UPVC double glazed window to rear elevation, radiator.

**Bathroom**

UPVC double glazed window to front elevation, panelled bath, close coupled WC, radiator, pedestal wash hand basin.

**Second Floor Landing**

Radiator.

**Bedroom Three 16' 3" into bay x 12' 6" (4.95m x 3.81m) maximum measurements**

Velux window, UPVC double glazed window to front elevation, access to loft space, radiator.

**Bedroom Four 16' 3" into bay x 12' 0" (4.95m x 3.65m) maximum measurements**

UPVC double glazed window to front elevation, Velux window, radiator, access to eaves storage.

**Shower Room**

Velux window, newly fitted suite comprising; wash hand basin set in vanity unit, close coupled WC, corner shower cubicle with mains shower, ladder style radiator, tiled flooring.

**Outside**

The rear garden is enclosed by panelled fencing, mainly laid to artificial lawn, patio area, shed, side access via gate. To the front of the property is a driveway leading to garage with power and lighting.



**General Information**

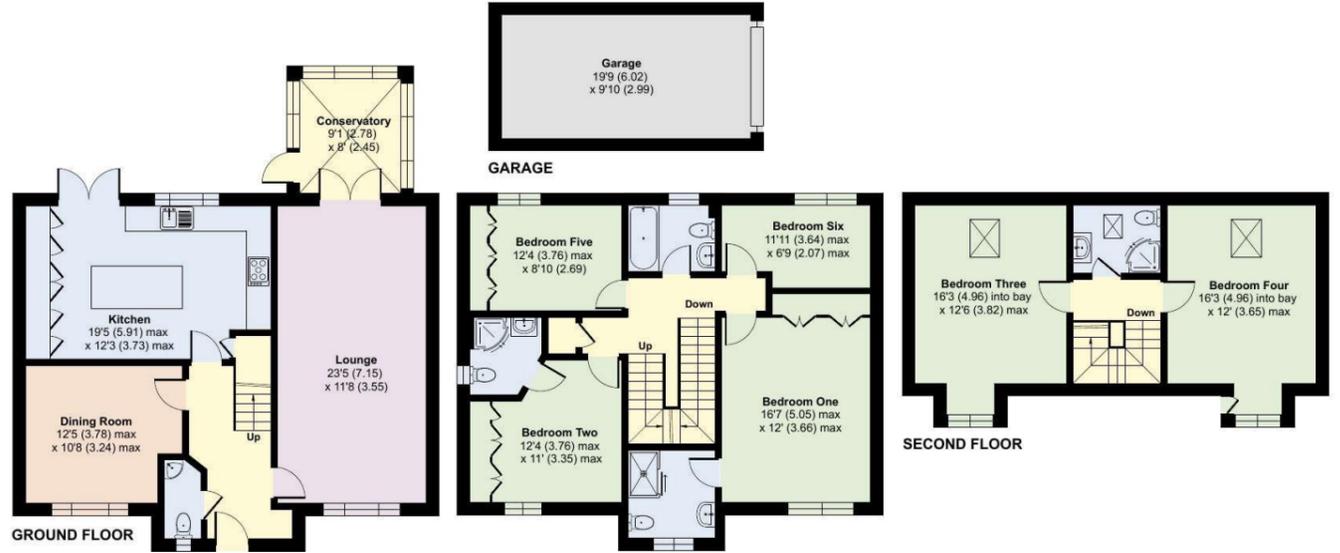
Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

**Martinet Drive, Lee-on-the-Solent, PO13**

Approximate Area = 2094 sq ft / 194.5 sq m  
Garage = 194 sq ft / 18 sq m  
Total = 2288 sq ft / 212.5 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nrichcom 2026. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1403303

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£595,000

Martinet Drive, Lee-On-The-Solent, PO13 8GP

\*DRAFT DETAILS\*

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