

NO ONWARD CHAIN. Enjoying a prestigious and sought after location, this spacious and greatly extended seven bedroom detached residence has magnificent downstairs living accommodation, ensuite facility and two further bathrooms, double garage and generously proportioned rear garden.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, under-stairs storage cupboard, tiled floor, radiator, door to:

Cloakroom:-

Window to front elevation, close coupled WC, wash hand basin, heated towel rail.

L-Shaped Dining Room / Family Room:- L-Shaped: 26' 7" x 23' 3" (8.10m x 7.08m) Maximum Measurements

Window to front elevation, tiled floor, radiators, wall lights, base and eye level units. Door to:

Study:- 11' 4" x 6' 11" (3.45m x 2.11m)

Window to side elevation, radiator, fitted study furniture.

Lounge:- 26' 4" x 17' 3" Extending to 25'7" (8.02m x 5.25m)

Bi-folding doors enjoying views and giving access to rear garden, windows to side elevations, further glazed door giving access to rear, radiators, gas fire, ceiling lantern window.

Utility Room:- 10' 2" x 4' 5" (3.10m x 1.35m)

Base and eye level units, single bowl stainless steel sink unit, roll top work surfaces, space and plumbing for washing machine, tumble dryer and dishwasher, door to:

Garage:- 18' 8" x 15' 1" extending to 19'11" in recess (5.69m x 4.59m)

Up and over door, power and light connected, door to back garden.

Kitchen:- 14' 11" x 12" (4.54m x 3.65m)

Windows to front and side, door to side, tiled floor, range of base and eye level units with under-lighting, Butler sink, space for Range oven, fridge freezer, gas central heating boiler enclosed within wall unit.

First Floor Landing:-

Stairs to second floor.

Bedroom 1:- 14' 6" x 13' 2" (4.42m x 4.01m) Maximum Measurements

Window to rear, radiator, fitted wardrobes, door to:

Ensuite Shower Room:- 9' 2" x 5' 9" (2.79m x 1.75m)

Window to side, shower, close coupled WC, wash hand basin inset vanity unit, extractor, tiled, tiled floor, chrome heated towel rail.

Bedroom 2:- 12' 7" x 10' 6" Plus Recess (3.83m x 3.20m)

Bay to side with windows, radiator, fitted wardrobe.

Bedroom 3:- 12' 4" x 10' 5" (3.76m x 3.17m)

Window to front, radiator, cupboard with rail.

Bedroom 4:- 12' 6" x 9' 3" (3.81m x 2.82m)

Window to front, radiator, fitted wardrobe.

Bedroom 5:- 13' 1" x 8' 8" (3.98m x 2.64m)

Window to rear, radiator.

Bathroom:- 9' 1" x 6' 2" (2.77m x 1.88m)

Window to side, bath, shower cubicle, close coupled WC, wash hand basin with vanity unit, chrome heated towel rail, tiled, extractor.

Second Floor Landing:-

Velux window, smoke detector.

Bedroom 6:- 13' 3" x 10' 1" (4.04m x 3.07m) Maximum Measurements

Velux windows, radiator, fitted wardrobe, Eaves storage.

Bedroom 7:- 18' 11" x 8' 3" (5.76m x 2.51m) Maximum Measurements

Velux windows to front, radiator, fitted wardrobe.

Shower Room:- 8' 1" x 5' 6" (2.46m x 1.68m)

Velux window, close coupled WC, shower cubicle, wash hand basin, chrome heated towel rail, partly tiled, extractor.

Outside:-

Driveway to front leads to garage, pedestrian access to the side leads to rear garden which is laid to lawn with mature trees, raised patio area and further patio area

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band F

Tenure: - Freehold

Property Type: - Detached House

Electricity Supply: - Mains (Eon)

Gas Supply: - Mains (Eon)

Water Supply: - Mains. (Portsmouth)

Sewerage: - Mains (Southern)

Heating: - Gas Central Heating (Recently installed boiler)

Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>. Download Speed:

1600 Mps

Mobile signal: The current seller informs us that they have mobile

signal and are no current black spots. Please check here for all

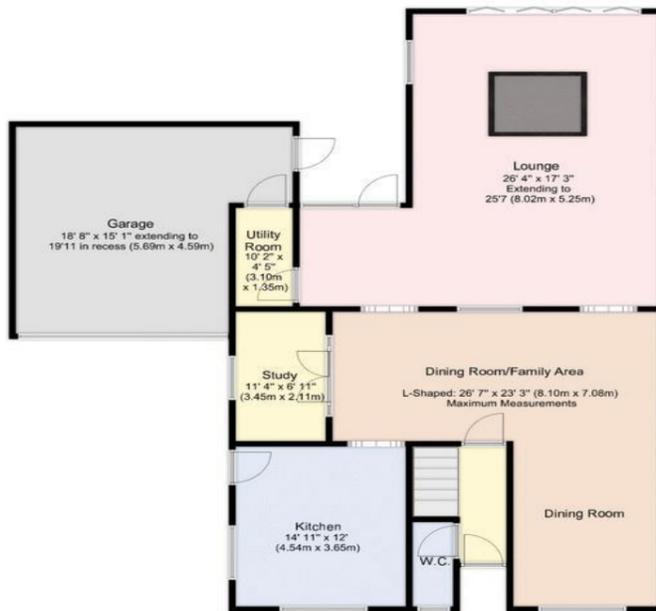
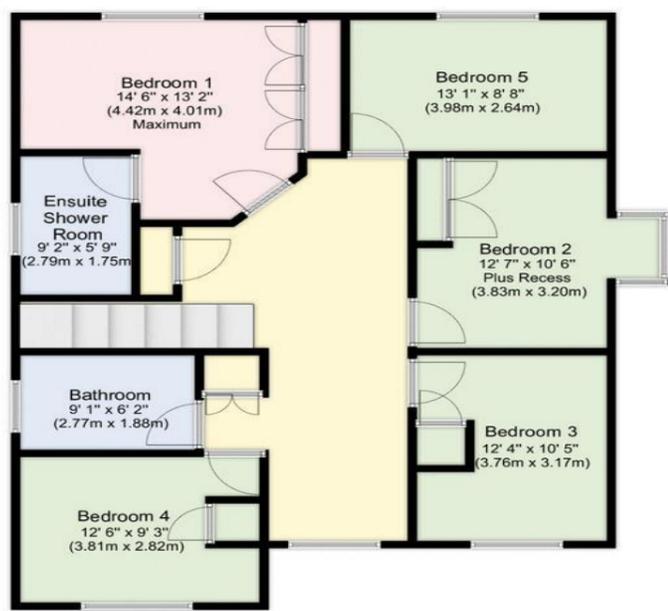
networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the

Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Offers in Region of £850,000
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Fenwicks

THE INDEPENDENT ESTATE AGENT

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