



TOTAL FLOOR AREA: 1837 sq.ft. (170.6 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.
Made with Metropix ©2020



BRAMBLES

ASKING PRICE

£535,000

Freehold

Station Road, Park Gate, SO31 7GJ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Station Road, Park Gate, SO31 7GJ

2 Beds - 2 Baths

Brambles are absolutely delighted to present this beautifully appointed detached bungalow, offering two generous bedrooms, three versatile reception rooms, and ample driveway parking. Ideally positioned for convenient access to the excellent amenities of Park Gate. Being offered to the market with no onward chain.

FEATURES

- Driveway offering parking for multiple vehicles
- Property owned solar panels for improved energy efficiency
- Three reception rooms and two double bedrooms with built in storage
- High specification kitchen with integrated appliances and quartz worktops
- Modern bathroom with freestanding bath plus an additional shower room



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

Bursledon | Warsash | Mayfair



This beautifully refurbished bungalow effortlessly combines space, style, and versatility. From the moment you step through the welcoming entrance porch, the home immediately impresses with its bright, spacious, and immaculately presented interior.

Offering three reception rooms, the standout living space is located at the rear of the property, a superb room measuring approximately six metres in length with a striking log burner set within a characterful brick chimney creates a wonderful focal point, while full-height glazed panels flood the room with natural light and provide delightful views, as well as direct access to the rear garden. A separate family room, also featuring a cosy log burner, offers a perfect retreat for relaxing evenings or adaptable living. The newly fitted, custom-made kitchen is truly exceptional and has been designed to an outstanding standard. It features high-quality integrated Miele appliances, a stunning gas-operated AGA, and a Quooker instant hot water tap, alongside sleek quartz worktops and a stylish central island, creating a fantastic social hub ideal for both everyday living and entertaining. The adjoining conservatory adds further versatility, offering a bright and airy space with access to both the front and rear of the property, while a separate utility room enhances practicality and keeps the home effortlessly organised.

The bungalow continues to impress with two generous double bedrooms, both benefitting from built-in wardrobes. The accommodation is further enhanced by two luxurious modern bathrooms, including one featuring a freestanding bath, as well as a separate contemporary shower room, perfect for both comfort and convenience.



Externally, the property is equally appealing. A generous driveway provides ample off-road parking, while the thoughtfully landscaped rear garden offers a low maintenance yet highly attractive outdoor space. Featuring a large patio area, raised flower beds, and a sheltered deck ideal for al fresco dining and entertaining, its a garden designed to be enjoyed throughout the year. Owned solar panels further enhance the homes appeal, delivering improved energy efficiency and long-term savings.

Perfectly positioned, the property is just a short distance from a wide range of shops, cafes, doctors surgery, amenities, and well-regarded schools in Park Gate. The nearbyRiver Hamble and surrounding green spaces provide fantastic opportunities for walking, sailing, and outdoor pursuits. Excellent transport links, including nearby Swanwick train station with direct routes to London and easy access to the M27, make commuting to Portsmouth and Southampton both quick and convenient.

Outside

Gravel driveway offering parking for four cars. Paved area. Iron gate opens to a continuation of the driveway. Privacy hedge row. Property owned solar panels.

Porch (4' 10" x 6' 9") or (1.47m x 2.07m)

UPVC double glazed front door with glazing on three sides. LVT flooring. Doorway to family room.

Family Room (12' 2" x 17' 7") or (3.70m x 5.37m)

Double glazed window to front with fitted plantation shutters and high level window to side. Carpet. Deep moulded skirting boards. Radiator. Log burner. Doorway to hallway.

Hallway

LVT flooring. Deep moulded skirting boards. Radiator. Under stairs storage cupboard. Doorways lead to all rooms. Carpeted staircase rising to bedroom two on first floor.

Living Room (19' 8" x 18' 2") or (6.0m x 5.54m)

Carpet. Deep moulded skirting boards. Radiator. Log burner set in chimney stack. Glazed panels overlooking the back garden.

Kitchen dining room (26' 1" x 11' 10") or (7.95m x 3.60m)

Double glazed French doors and windows to back garden. Double glazed window to side. High level glazed panel to conservatory. LVT flooring. Deep moulded skirting boards. Full range of matching cabinets, wall units, display cabinets and wine rack. Quartz work tops and splash backs. Stainless steel double sink with Quooker instant boiling tap. Gas fueled Aga. Integrated fridge freezer and dishwasher. Kitchen island with cabinetry, integrated wine fridge and quartz worktops incorporating breakfast bar space. Space for dining table and chairs. Inset spotlights. Dutch style door with glazing leads to conservatory.



Utility Room (15' 8" x 5' 6") or (4.77m x 1.67m)

Double glazed window to front with fitted plantation shutters. High level opaque window to side. LVT flooring. Fitted storage cupboards and drawers. Work surface with space for two appliances beneath and incorporates a desk space. White butler style sink with chrome mixer tap. Wall mounted Worcester boiler. Matte grey vertical radiator. Inset spot lights.

Conservatory (18' 1" x 9' 0") or (5.50m x 2.75m)

Dwarf wall conservatory with glazing to three sides. Glazed roof. UPVC double glazed door to front. Double glazed French doors to back garden. Fitted blinds. Ceramic tiled flooring. Deep moulded skirting boards. Radiator.

Bedroom 1 (12' 2" x 10' 0") or (3.70m x 3.05m)

Double glazed window to front with fitted plantation shutters. Carpet. Moulded skirting boards. Fitted wardrobe system with sliding doors. Radiator.

Bedroom 2 (12' 2" x 13' 8") or (3.72m x 4.16m)

Two skylights. Carpet. Skirting boards. Radiator. Built in wardrobes.

Bathroom (7' 7" x 8' 8") or (2.30m x 2.65m)

Double glazed, opaque window to rear. Tiled floor. Tiled walls. Low level WC with cistern. White hand wash basin with chrome mixer tap and vanity unit below. Freestanding bath with centralised freestanding chrome tap and shower attachment. Airing cupboard housing the water tank. Inset spotlights.

Shower Room (7' 7" x 5' 11") or (2.30m x 1.80m)

Double glazed opaque window. Tiled floor. Tiled walls. Fully tiled shower cubicle with glass sliding doors and chrome rainfall effect shower. Low level WC with cistern. White hand wash basin with chrome mixer tap and vanity unit below. Contemporary, heated towel rail. Electric shaving point. Inset spot lights. Extractor fan.

Garden

Low maintenance back garden laid to shingle. Raised flower beds. Large patio area. Fully fenced. Privacy Hedgerow. Decked area sheltered by a wooded pergola with poly carbonate roof. Wooden shed and potting shed.

Other

Fareham Borough Council Tax Band D £2164.55 2026/27 charges. Vendors Position: No forward chain



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.