



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

10 The Pastures, Titchfield Common, PO14 4SJ

A spacious three bedroom semi detached house in an attractive setting & good wide plot, very large garage, good parking, substantial conservatory room, modern kitchen & separate diner overlooking a beautiful established garden NO CHAIN £349,000

## ACCOMMODATION & FEATURES

- This is such a well placed and spacious property with a very homely feel set in a small close near to all the essentials for busy families or professionals
- One of the stand out features has to be the space and easy flow this home provides, there is good parking to the front a large 21ft x 11' garage plus its got a beautiful rear garden with a secluded view at the rear
- The conservatory is a great multi purpose room with plumbing which some part convert to provide cloakroom and utility space
- With the living space across the rear and a large conservatory with plumbing and exceptionally large garage its ideal for those looking for a homestead they can move into and enjoy and adapt easily if needed in the future
- An open fire gives a very established feel to the property and a lovely place to relax in the colder months
- Its been freshly carpeted on the stairs and landing and has a modern boiler
- The garden is beautifully planted and arranged with a substantial patio area and personal door to the garage which be utilised as a hobby space or workshop
- No Chain



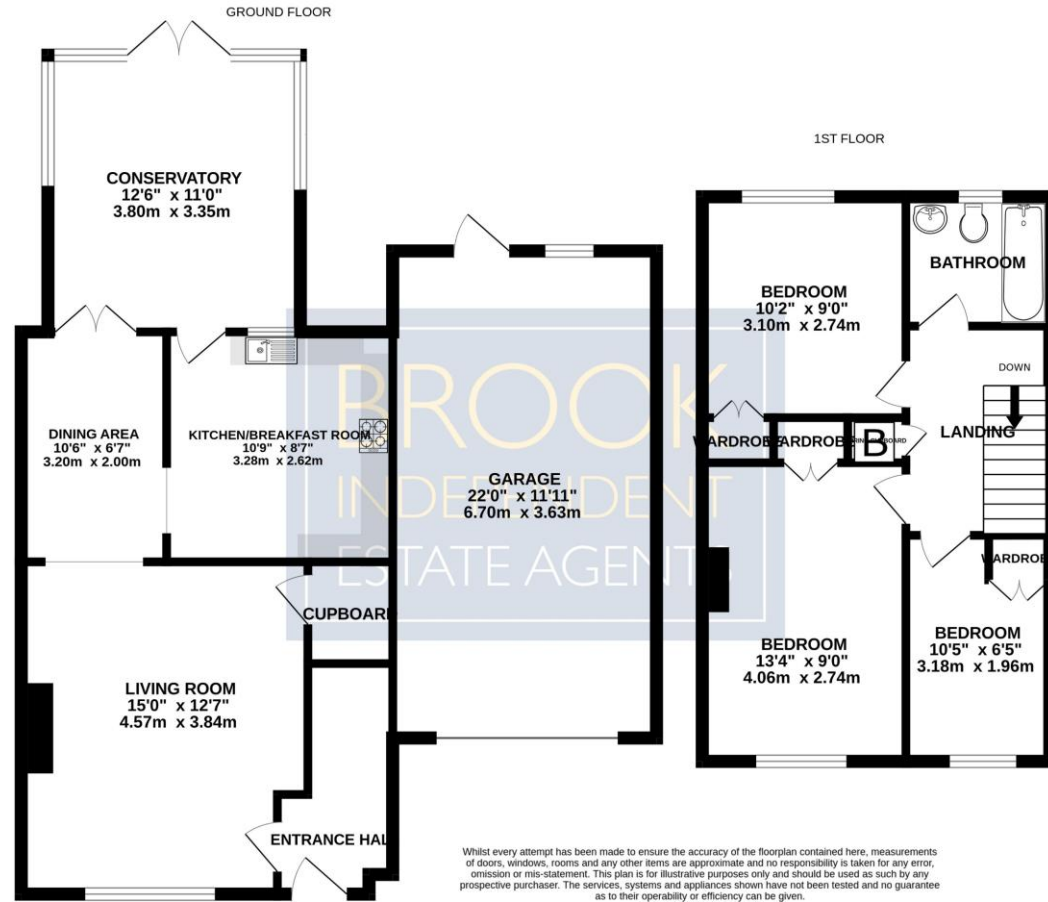


Brook Independent Estate Agents are delighted to present to the market this well situated three bedroom semi detached house set in a small established close located near to schools of excellent repute, essential main commuter routes plus it's a super short stroll to the big brand stores at Park Gate. The thriving commerce centre of Whiteley, Segensworth and Kitescroft are a short drive away as is the Locks Heath Centre with its everyday shopping and community facilities, array of independent shops, popular coffee house and Waitrose supermarket. There are plenty of weekend activities locally, the area is dotted with nature reserves, bike trails and river walks. There's a state of the art leisure centre at Sarisbury plus a restored Mansion house offering bistro dining and drinks. All of these points have seen the area progress as a destination address making this perfectly placed home ideal for those looking for a spacious freehold home in a top location.

The property is perfectly set at the head of the close occupying a lovely wide plot and not overlooked to the rear. It has a warm welcoming feel further enhanced by a good internal layout. The living room has a lovely open fire and there's plenty of room for large sofas and lounge furniture arranged to enjoy it. The living room is open to the dining area which have French doors out to the conservatory. The kitchen is timeless design finished in classic style for longevity and provides plenty of work space and storage for the avid host and cook. The conservatory is again a good size and overlooks the garden its got mains heating and plumbing and provides options to alter if required. On the first floor are three well proportioned bedrooms all with good wardrobe storage, there's a three piece bathroom suite. To complement the garden is an impressive display of perennials providing interest throughout the seasons and a welcome habitat for birdlife which can all be observed and enjoyed from the extensive patio. There is a personal door to the garage and ample driveway parking.

In summary this is a super spacious long term family option with scope set in a convenient and sought after spot, offered with no chain an early inspection is highly recommended. Council tax band C





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33 Middle Road, Park Gate, Southampton SO31 7GH  
Tel: 01489 885500 admin@brookindependent.co.uk  
[www.brookindependent.co.uk](http://www.brookindependent.co.uk)



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