



77 Kiln Road
Fareham, PO16 7UL
£4,250 Per Month

co**groves**

Sales, Rentals and Block Management

Nestled on the desirable Kiln Road in Fareham, this impressive detached house offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. Each bedroom is complemented by its own en-suite bathroom, ensuring privacy and convenience for all occupants.

The house boasts four well-appointed reception rooms, providing ample space for relaxation, entertainment, or even a home office. Whether you prefer a cosy evening in the lounge or a lively gathering in the dining room, this home caters to all your needs.

The layout of the property is thoughtfully designed, allowing for a seamless flow between the living areas. Natural light floods the rooms, creating a warm and inviting atmosphere throughout. The outdoor space further enhances the appeal, offering a private garden where you can unwind or entertain in the fresh air.

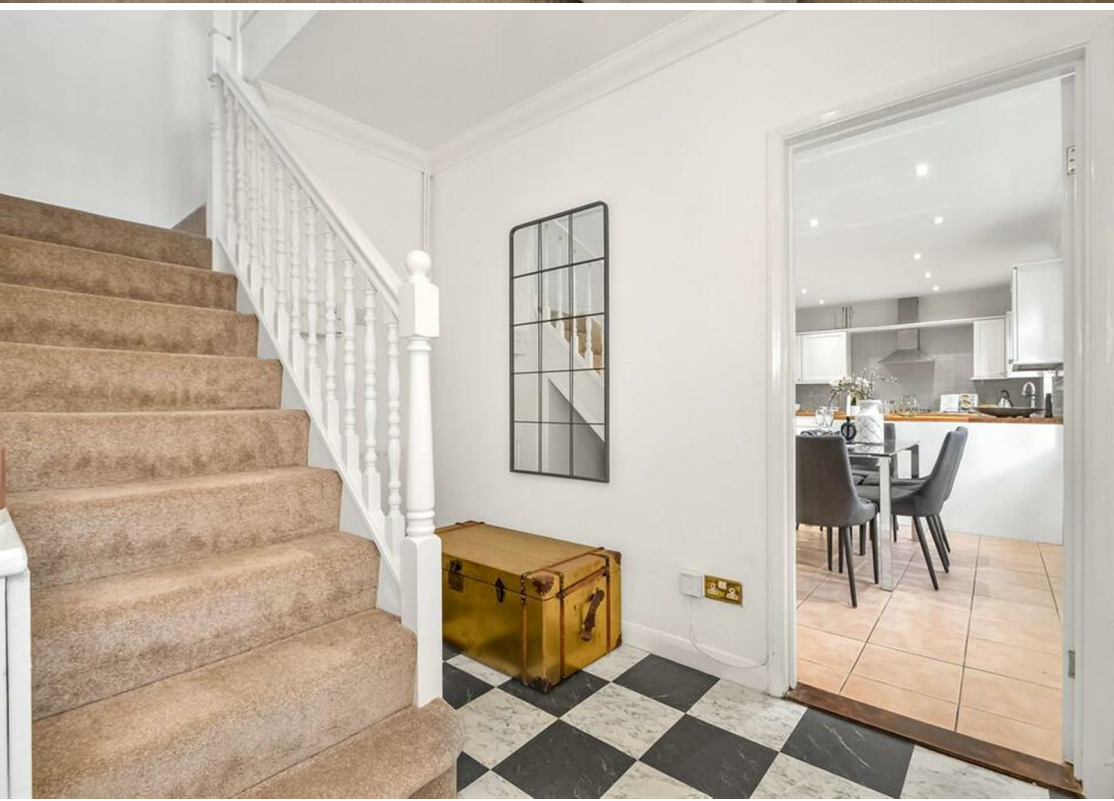
Located in Fareham, this property benefits from a vibrant community and excellent local amenities, including shops, schools, and parks. With easy access to transport links, commuting to nearby cities is both convenient and efficient.

This exceptional home on Kiln Road is a rare find, combining spacious living with a prime location. It presents an excellent opportunity for those looking to invest in a property that truly meets the demands of modern family life. Don't miss the chance to make this stunning house your new home.

MATERIAL INFORMATION

- Price - £4250 per month
- Holding Deposit - One Weeks Rent - £980







MAYLINGS
&
MEDE HOUSE

Maylings and Mede House

Approximate Gross Internal Area

Main House = 1963 Sq Ft / 182.34 Sq M

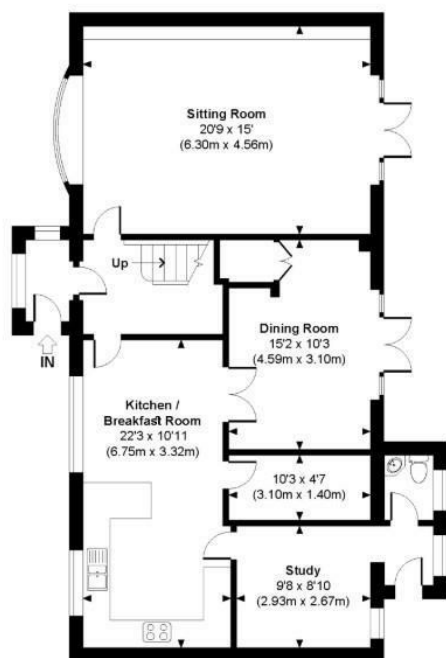
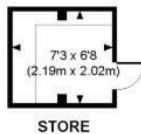
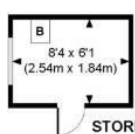
Store = 98 Sq Ft / 9.09 Sq M

Outbuilding = 690 Sq Ft / 64.14 Sq M

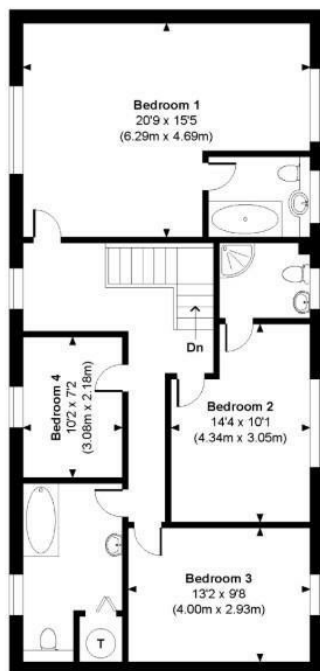
Summer House = 367 Sq Ft / 34.06 Sq M

Total = 3118 Sq Ft / 289.63 Sq M

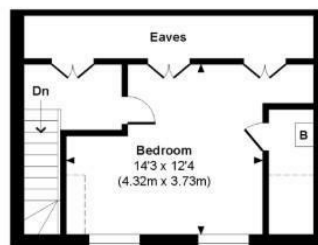
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



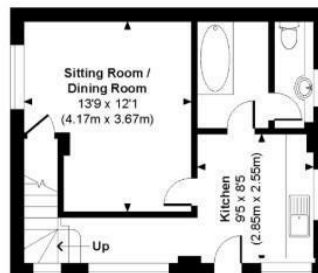
GROUND FLOOR



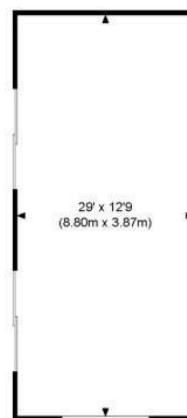
FIRST FLOOR



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



SUMMER HOUSE

Indicates restricted room height less than 1.5m.

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

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