



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

15 The Pastures, Titchfield Common, PO14 4SJ

# A spacious three bedroom freehold semi detached house in a good wide plot with excellent parking, kitchen diner, two shower rooms and a conservatory offered with no chain     £360,000

## ACCOMMODATION & FEATURES

- One of the stand out features has to be the space and easy flow this home provides, there is excellent parking to the front and side plus its got a super rear garden with a secluded view at the rear set in a small established close
- The kitchen diner is a great inclusive space with a newly fitted charcoal kitchen with fitted fridge freezer, wine cooler and dishwasher plus a smart range cooker
- The conservatory has plumbing for a washing machine it's the perfect multifunctional additional room
- The living room has a feature focal fireplace and bay with a sunny secluded view to the front
- There are three very good sized bedrooms and first floor modern shower room and ground floor shower room making this a home which provides longevity for a growing family and beyond
- With such a lovely outlook to the front and the rear plus its within easy walking distance of local shops and schools and a short drive to main commuter routes this well-placed spacious home provides a long term homestead
- The garden is decked and arranged to make the most of the sun, plus there is a useful outbuilding with cloakroom which could be enhanced to be a remote workspace or gym
- 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.

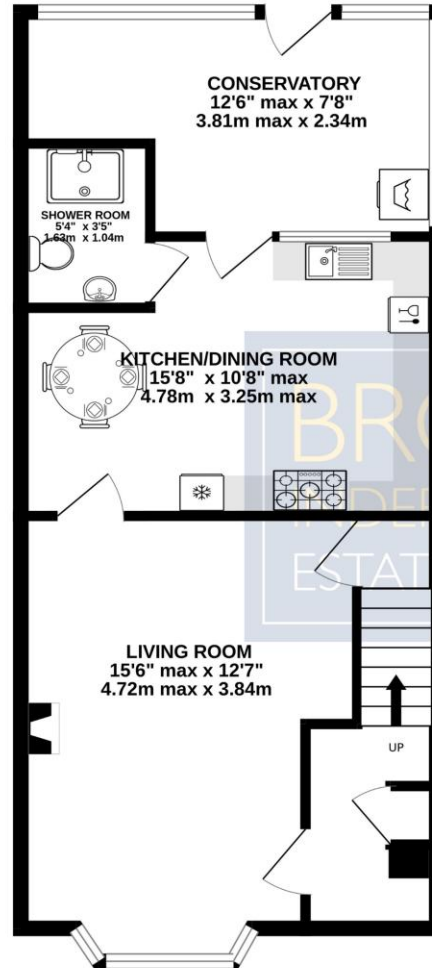
The property offers good spacious accommodation for a family, it has the benefit of a modern kitchen well fitted with appliances included plus there's space for kitchen dining. There is a ground floor shower room – a useful addition and a conservatory providing additional room for work, play or hobbies. The living room has a secluded view to the front and on the first floor are three very well-proportioned bedrooms plus a modern shower room. The outside provides brilliant off-road parking for numerous vehicles plus side space and access to the rear garden. There's a useful storage shed plus additional outbuilding with a cloakroom making this a space to enhance for those looking for a remote home office or maybe gym. The garden is nicely laid out to follow the sun throughout the day with a patio and decked area its got a lovely secluded view to the rear. All in all this provides long term accommodation in an established spot for those looking to stay put for a long time. Offered with no chain viewings are strictly by appointment.

Council tax band C





GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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.  
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