



Leafy Lane | Whiteley | Fareham | PO15 7HL

Asking Price £795,000



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W&W are delighted to offer for sale this well presented & improved five bedroom detached 'David Wilson' family home in the highly desirable 'Leafy Lane' location of Whiteley. The property enjoys five bedrooms, modern kitchen/dining room with separate utility room & breakfast room, lounge, study, conservatory, modern re-fitted bathroom, modern re-fitted en-suite shower room to the main bedroom & cloakroom. The property also benefits from a tiered landscaped rear garden with side access, double garage and driveway parking.

Leafy Lane is a sought after location in the village of Whiteley, the M27 & A27 are easily accessible as are Swanwick train station and Southampton Airport. The shopping centre providing a variety of high street shops & eateries is around a 25 minute walk away with short cuts through woodland and around the picturesque ponds. Also within walking distance is the renowned Skylark Golf & Country Club with 18 hole golf course, spa, gym, swimming pool and restaurant.







Beautifully presented & improved five bedroom detached 'David Wilson' family home

No chain ahead

Situated in a cul de sac location in the highly sought after 'Leafy Lane' area of Whiteley

Spacious reception hallway with feature engineered wood flooring flowing into the lounge, kitchen/dining room & conservatory

Impressively sized 23' lounge with walk in bay window & patio doors to the garden both with made to measure shutters to remain

Modern re-fitted kitchen/dining room with granite worktops, attractive cabinets & central island

Integrated appliances include double oven, induction hob & dishwasher with space for additional appliances

Conservatory with glass roof enjoying newly added solar film & double doors opening out onto the rear garden

Utility room providing additional storage space & plumbing/space for appliances

Breakfast room with window overlooking the rear garden



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Main bedroom benefitting from built in wardrobes, made to measure shutters to the window, walk in dressing room fitted with built in wardrobes & en-suite

Stunning modern re-fitted en-suite shower room enjoying three piece white suite with feature low profile walk in shower cubicle tray & attractive wall tiling

Four additional bedrooms all benefitting from built in wardrobes, 2026 replacement carpets & re-decorated

Incredibly spacious modern re-fitted main bathroom comprising three piece white suite & attractive wall tiling

Beautifully landscaped tiered rear garden enjoying multiple paved patio areas providing ample space for alfresco dining, area laid to lawn with display flower/shrubbery

'In Our Opinion' the property is light, bright & airy throughout

Double garage

Driveway parking for multiple vehicles





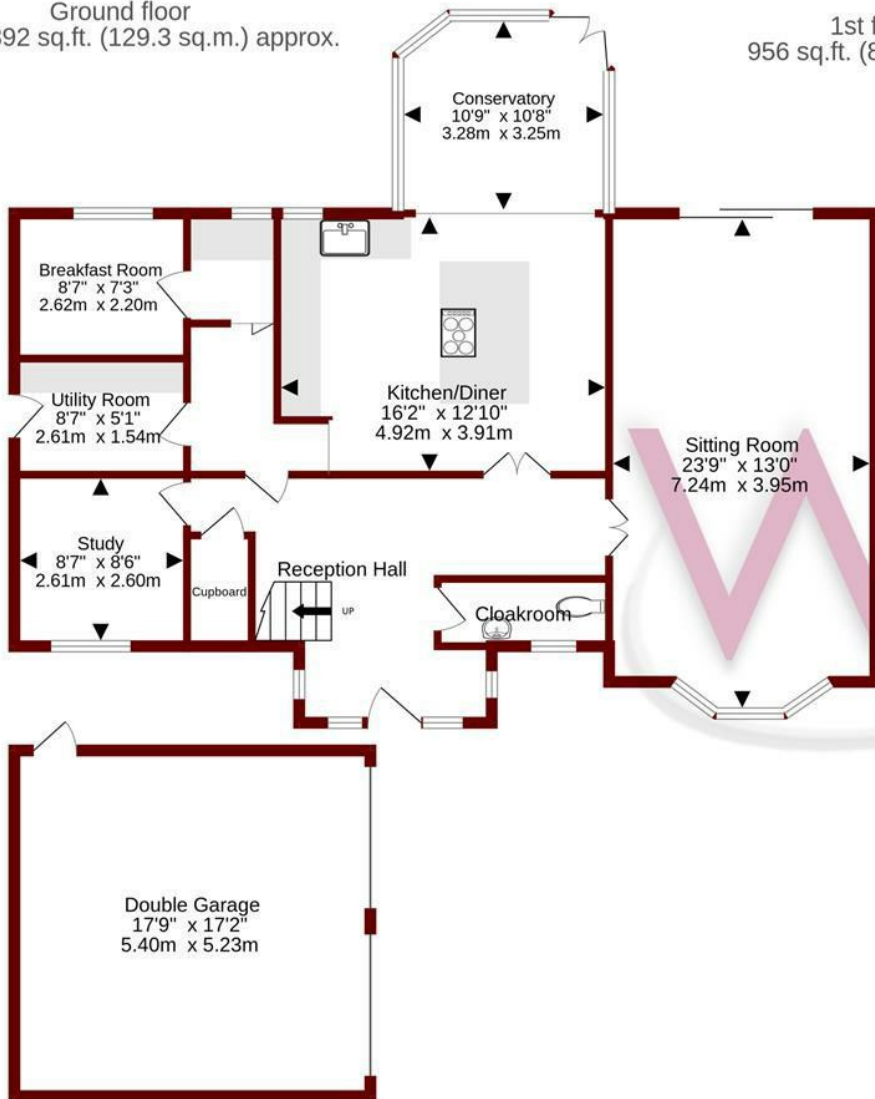
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a replacement Worcester boiler

Broadband - There is broadband connected to the property

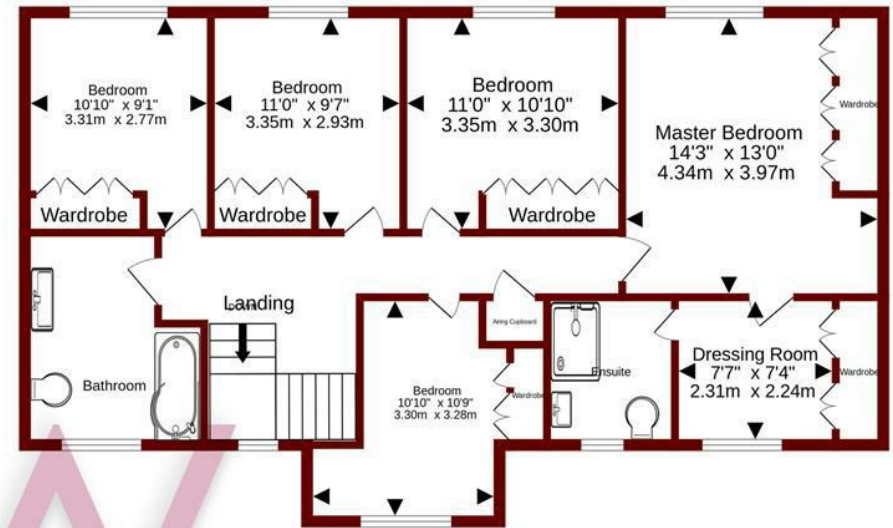
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

Ground floor
1392 sq.ft. (129.3 sq.m.) approx.



1st floor
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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