



**Addison**  
ESTATE AGENTS



Three Gables Ingoldfield Lane, Newtown, Fareham, PO17 6LF

**£650,000 Freehold**

Positioned within the charming semi-rural setting of Ingoldfield Lane, Three Gables is an impressive and beautifully proportioned four-bedroom chalet-style home, occupying a substantial wedge-shaped plot extending to approximately 50 metres in length. Enjoying stunning far-reaching views across open farmland and mature trees from the front aspect, the property perfectly captures the appeal of countryside living whilst offering spacious and versatile accommodation throughout.

The home is approached via a well-maintained frontage providing off-road parking alongside a detached garage, with attractive gardens extending to both the front and rear. Upon entering, the generous entrance hall immediately sets the tone for the spacious feel found throughout the property.


The kitchen is thoughtfully arranged with extensive cabinetry, integral appliances and a practical breakfast bar area, whilst also benefitting from side access to the garden. The accommodation flows seamlessly into the spacious lounge and dining area, where large windows flood the space with natural light. To the rear, an impressive conservatory creates a wonderful additional reception space, featuring floor-to-ceiling glazing and French doors opening directly onto the landscaped patio and garden beyond.

The ground floor further benefits from a substantial principal bedroom complete with fitted storage and a large en-suite shower room featuring a walk-in shower. A separate downstairs cloakroom and a versatile study add further practicality to the layout.

Upstairs, three additional bedrooms and the family bathroom are accessed from a bright and airy landing. The rear-facing bedrooms enjoy charming Velux windows, enhancing both the character and natural light within the rooms.

Externally, the rear garden has been recently landscaped by the current owners, now featuring a contemporary porcelain patio alongside well-kept lawned areas. A selection of outbuildings provide excellent additional storage, whilst also offering potential for a home office, studio or workshop space.

Three Gables also falls within the catchment area for the highly regarded Droxford Junior School, as well as Swanmore College, making it an exceptional choice for families seeking both lifestyle and educational convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**  
**Winchester City Council**

**Council Tax Band: E**



Approximate Gross Internal Area = 2099 sq ft - 195 sq m  
(Including Garage)



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

- BEAUTIFULLY PROPORTIONED four-bedroom CHALET-STYLE HOME in a sought-after semi-rural setting
- STUNNING FAR-REACHING VIEWS across open farmland and mature trees
- Substantial WEDGE-SHAPED PLOT extending to approximately 50 METRES in length
- SPACIOUS LOUNGE & DINING AREA filled with natural light
- IMPRESSIVE CONSERVATORY with floor-to-ceiling glazing and French doors to the garden
  - MODERN FITTED KITCHEN with extensive cabinetry, breakfast bar and integral appliances
- GENEROUS PRINCIPAL BEDROOM on the ground floor with fitted storage and LARGE EN-SUITE
  - Three further first-floor bedrooms with CHARACTERFUL VAULTED CEILINGS and Velux windows
  - RECENTLY LANDSCAPED REAR GARDEN featuring a contemporary PORCELAIN PATIO and outbuildings
- DETACHED SINGLE GARAGE, driveway parking and catchment for OUTSTANDING DROXFORD JUNIOR SCHOOL and Swanmore College



**Addison**  
ESTATE AGENTS



01489 668 999



[sales@addisonestateagents.co.uk](mailto:sales@addisonestateagents.co.uk)



[www.addisonestateagents.co.uk](http://www.addisonestateagents.co.uk)