



Offers In Region Of £635,000
4 Courtenay Close
Titchfield Park, PO15 5QL

PROPERTY SUMMARY

Presenting an exceptional five-bedroom detached home in the exclusive Courtenay Close, Titchfield Park - a quiet cul-de-sac with just four homes. This property boasts a generous plot and is ideally located near Fareham and Whiteley, as well as excellent transport links for convenient access to local amenities. The home offers a spacious layout with a welcoming entrance hall, a cosy living room with a bay window, formal dining room, downstairs W/C, and an open-plan kitchen leading to a conservatory/living space and office. Upstairs are five well-proportioned bedrooms, with en-suites for the main and second bedrooms. The private rear garden is perfect for relaxation, with mature trees providing privacy and a patio area for summer gatherings. Additional benefits include an integral double garage, driveway parking, and the potential to extend further. Immaculately presented and meticulously maintained by its original owner, this home is a rare find in a highly desirable area. Call our Stubbington Office now to book a viewing and avoid missing out!





HALLWAY

LOUNGE 20' 5" x 12' 3" (6.22m x 3.73m)

DINING ROOM 10' 3" x 9' 6" (3.12m x 2.9m)

WC 5' 7" x 3' 6" (1.7m x 1.07m)

KITCHEN 12' 6" x 11' 6" (3.81m x 3.51m)

CONSERVATORY 18' 1" x 11' 4" (5.51m x 3.45m)

STUDY 10' 8" x 7' 7" (3.25m x 2.31m)

LANDING

MASTER BEDROOM 13' x 12' 2" (3.96m x 3.71m)

ENSUITE 7' 4" x 5' 7" (2.24m x 1.7m)

BEDROOM TWO 12' 9" x 9' 7" (3.89m x 2.92m)

ENSUITE 8' x 6' 4" (2.44m x 1.93m)

BEDROOM THREE 13' 9" x 8' 5" (4.19m x 2.57m)

BEDROOM FOUR 12' 7" x 8' 2" (3.84m x 2.49m)

BEDROOM FIVE 10' 7" x 8' 2" (3.23m x 2.49m)

BATHROOM 7' 2" x 8' 4" (2.18m x 2.54m)

GARAGE 17' 5" x 17' 2" (5.31m x 5.23m)

OUTSIDE

REAR GARDEN

OWN DRIVEWAY



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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