



Guide Price £575,000









Freehold

Warsash Road, Titchfield Common

Fareham, Hampshire PO14 4JU



Quick View

	3 Bedrooms		Garage
	3 Living Rooms		1 Bathroom + Cloaks
	Semi-Detached House		EPC Rating D
	Extensive Driveway Parking		Council Tax Band D

Reasons to View

- A rare opportunity – A Victorian semi-detached cottage set within an impressive 0.22 acre plot, offering exciting scope to extend, enhance or even explore the potential for an additional dwelling STP.
- Tucked-away position – Set back from the road within a small lay-by with access road to just a handful of homes, offering a greater sense of privacy than you might expect.
- Space to create your forever home – With huge potential to remodel and extend, this is an ideal purchase for families looking to design a long-term home tailored to their needs.
- Appeal for developers too – The generous plot and layout will also attract those seeking a more speculative project in a highly regarded location.
- Mature, well-stocked gardens – Established with a variety of shrubs and fruit trees, offering a fantastic outdoor space to further enhance and enjoy.
- Non-estate setting with excellent parking – Detached garage and driveway for numerous vehicles, all without the restrictions often associated with modern developments.

Description

Set back from the road, within a small lay-by shared with just a handful of neighbouring homes, this Victorian semi-detached cottage enjoys a more private and tucked-away position than you might first expect. Occupying a generous plot of approximately 0.22 acres, it presents a rare opportunity for buyers looking to secure a home with genuine potential.

The property has been a much loved family home since 1978, and this is evident throughout—particularly in the gardens, which are well stocked with a variety of established shrubs and fruit trees, reflecting years of care and enjoyment.

The ground floor offers a flexible layout, beginning with an entrance porch leading into the main accommodation. There is a modern cloakroom, along with a series of reception spaces including a reception room, separate dining room with stairs rising to the first floor, and a comfortable sitting room. To the rear, the kitchen is fitted with a range of white gloss units, providing a clean and functional space, with access through to a small conservatory overlooking the garden.

Upstairs, there are three bedrooms along with a shower room fitted with a modern suite.

While the property is perfectly liveable in its current form, it is clear that the real appeal lies in the exceptional scope on offer. Whether extending the existing cottage to create a substantial family home or exploring the possibility of additional development within the plot (subject to the necessary planning consents), opportunities such as this are few and far between.

Outside, the grounds are a real feature. The gardens are mature and well stocked, offering a wonderful opportunity for a new owner to further shape and enhance the outdoor space to their own taste. There is also a detached garage and ample driveway parking for multiple vehicles.

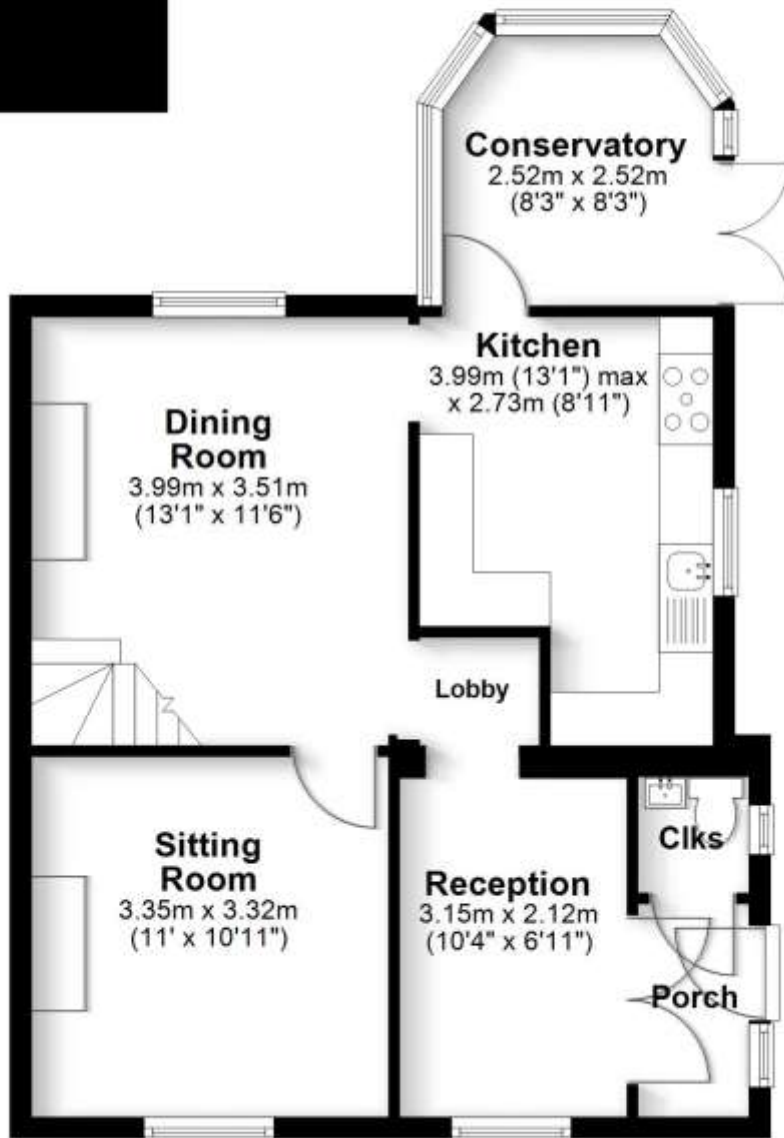
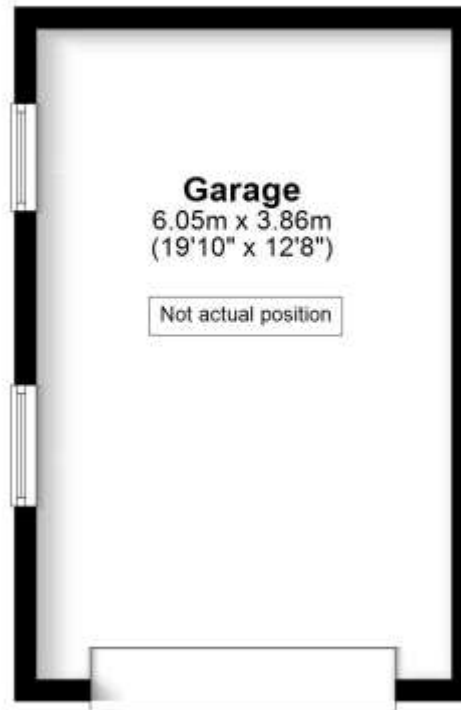
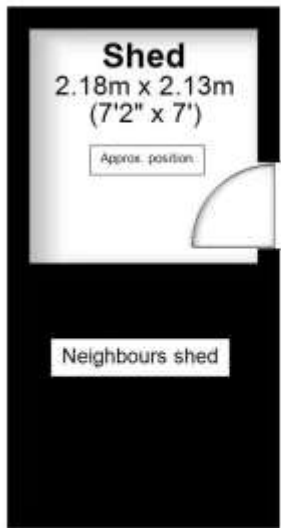
Located on Warsash Road, the property enjoys a non-estate setting with a sense of space and freedom, while remaining conveniently positioned just a mile from the historic village of Titchfield, with its range of local amenities, pubs and community feel.

Directions

<https://what3words.com/luckier.glow.s.eats>

Ground Floor

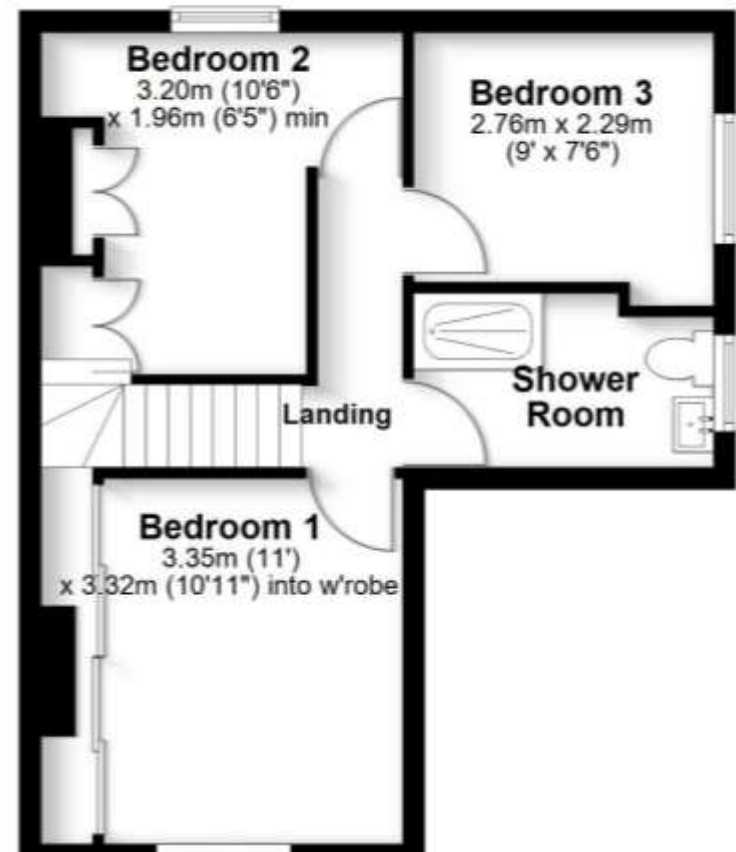
Main area: approx. 54.5 sq. metres (586.4 sq. feet)
 Plus garages, approx. 23.4 sq. metres (251.6 sq. feet)
 Plus outbuildings, approx. 4.6 sq. metres (50.0 sq. feet)
 (excluding (No. Title))



Main area: Approx. 92.5 sq. metres (995.5 sq. feet)
 Plus garages, approx. 23.4 sq. metres (251.6 sq. feet)
 Plus outbuildings, approx. 4.6 sq. metres (50.0 sq. feet)

First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



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