



£530,000
15 The Timbers
Fareham, PO15 5NB

Offering NO FORWARD CHAIN! We're pleased to offer this impressive four-bedroom detached family home, situated in a quiet cul-de-sac in the highly sought-after area of Catisfield. The property features a welcoming entrance hall, a spacious lounge with sliding doors to the garden, a fitted kitchen with integrated appliances, a separate dining room, downstairs WC and internal access to the garage. Upstairs offers four bedrooms, a stylish family bathroom and an ensuite to the main bedroom. Externally, the home is set back from the road and is 1 of 2 of the largest properties on the development. Benefits include a substantial south-facing garden with secure side access, access to the additional detached garage, and a driveway with ample parking. An early viewing is strongly recommended to appreciate what this family home has to offer!





ENTRANCE HALL

LOUNGE 26' 0" x 14' 8" (7.92m x 4.47m)

DINING ROOM 10' 9" x 11' 6" (3.28m x 3.51m)

KITCHEN 10' 9" x 10' 3" (3.28m x 3.12m)

WC

LANDING

BEDROOM ONE 12' 8" x 10' 2" (3.86m x 3.1m)

ENSUITE 6' 7" x 5' 2" (2.01m x 1.57m)

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m)

BEDROOM THREE 10' 10" x 12' 11" (3.3m x 3.94m)

BEDROOM FOUR 7' 6" x 10' 11" (2.29m x 3.33m)

BATHROOM 7' 1" x 6' 11" (2.16m x 2.11m)

REAR GARDEN

INTEGRAL GARAGE 17' 1" x 15' 5" (5.21m x 4.7m)

DETACHED GARAGE

DRIVEWAY



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Epc to follow.

GROUND FLOOR

1ST FLOOR



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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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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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