



Westview | Wickham Road | Wickham | Fareham | Hampshire | PO17 5BT

FINE & COUNTRY

**£780,000 - Freehold**



## Features

- An Impressive Modern Detached Family Home
- Four Bedrooms, En-Suite & Feature Family Bathroom
- Two Reception Rooms

## PROPERTY SUMMARY

Westview is an impressive three / four bedroom detached residence, designed for contemporary living with open spaces and a modern design. This well-presented home embraces eco-conscious living with an energy efficient heating system including a heat

recovery ventilation unit for fresh air circulation. The internal layout provides 1889 sq ft of living space arranged over two floors and comprises; reception hall, study / bedroom 4, shower room, 21' kitchen/breakfast room leading to separate dining room, utility room and sitting room on

the ground floor with three bedrooms, the primary one having an en-suite shower room and a feature family bathroom on the first floor. The primary rooms are to the rear of the house overlooking the landscaped garden, the study is located at the front of the house and has an impressive full height



window and views towards across fields towards Welborne Garden Village which is a new generation garden village with a landscaped led design and publicly accessible green space, the village centre includes cafes, shops, Village Hall, pub and community office. Being located a short distance from Fareham shopping amenities, the mainline railway station and commutable road links to the M27 providing access to the major cities including Portsmouth, Southampton, Guildford, the beaches of both Hill Head and Lee on the Solent are nearby along with the small harbour of Titchfield Haven. Set back from the road and with a landscaped rear garden, early internal viewing of this detached family home is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

#### ENTRANCE

Lowered kerb with tarmac driveway with lawns to either side leading to stable style fencing and entrance, directly to the front of the house is L shaped parking area with slate chipping borders with shrubs and bushes, external lighting, to the right hand side of the property is an E.V charger point and pedestrian access to the rear garden, entrance with brick and wood pillars leading to veranda, main front door with frosted glazed panel to one side leading to:



#### HALLWAY

Wood flooring with underfloor heating, coir matted area, staircase with glazed panels leading to galleried landing over, ceiling height approximately 16'0", wired-in alarm and panel, spotlights, large understairs storage cupboard, full height double glazed windows to front aspect overlooking driveway, controls for central heating, door to primary rooms.

#### SHOWER ROOM

Close coupled w.c., corner shower cubicle with sliding panelled door, drench style hood and separate shower attachment, wood flooring with underfloor heating, chrome heated towel rail, wash hand basin with mixer tap and drawers under, double glazed frosted window to front aspect, extractor fan, ceiling spotlights.

#### BEDROOM 4 / STUDY

13' 1" into square bay window x 9' 2" (3.99m x 2.79m) Full height double glazed window to front aspect overlooking driveway and towards the newly created Welborne Garden Village development, ceiling spotlights, heat source ventilation system, controls for underfloor heating.

#### OPEN PLAN KITCHEN / FAMILY ROOM LEADING TO DINING ROOM

#### KITCHEN AREA

22' 1" x 13' 10" (6.73m x 4.22m) Square opening leading to dining room, door to utility room. Comprehensive range of matching wall and floor units, inset stainless steel sink unit with drainer to one side, glass splashback, under unit lighting, integrated dishwasher with matching door, wooden flooring with underfloor heating, tall units including larder unit, integrated fridge and freezer with matching doors, twin ovens with hot plate under, storage cupboards over and under, ceiling spotlights, wired-in smoke alarm, heat source ventilation system, double glazed window to rear aspect, door to snug/sitting room, controls for underfloor heating,



central island with lighting over, hob and built-in extractor fan, pan drawers, wine cooler and storage cupboards under with breakfast bar to one end.

#### DINING ROOM

11' 11" x 9' 1" (3.63m x 2.77m) Square opening leading to kitchen, matching flooring with underfloor heating, ceiling spotlights, full height double glazed windows to one wall with bi-folding doors to the other leading to rear garden, controls for underfloor heating.

#### UTILITY ROOM

10' 0" x 7' 7" (3.05m x 2.31m) Comprehensive range of white fronted wall and floor units with work surface, inset single drainer stainless steel sink unit with mixer tap and cupboards under, double glazed window to front aspect with blind and views towards Welborne Garden Village, washing machine point and shelving to one side, double glazed door to side aspect, matching flooring with underfloor heating, tall larder style storage cupboard, further built-in boiler room with wall mounted boiler supplying domestic hot water and central heating, controls for underfloor heating (not tested).

#### SITTING ROOM

13' 11" x 13' 9" (4.24m x 4.19m) Double glazed full height bi-folding doors leading to rear garden, underfloor heating, ceiling spotlights, heat source ventilation system, central fireplace with glass fronted log effect gas fire and hearth.

#### FIRST FLOOR

Galleried landing with balustrade and glazed panels, double glazed dormer window to front aspect with blinds and recessed seating area with views towards Welborne, access to loft space, radiator, doors to primary rooms.

## PRIMARY BEDROOM SUITE

### EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with sliding door, drench style hood and separate shower attachment, concealed cistern w.c., rectangular wash hand basin with mixer tap and drawers under, mirror fronted medicine cabinet over, vinyl flooring, chrome heated towel rail, extractor fan.

### BEDROOM 1

24' 2" x 9' 8" (16'5" max.) (7.37m x 2.95m) Double glazed window with blinds to front aspect with views towards Welborne Garden Village, radiator under, ceiling spotlights, heat source ventilation system, built-in wardrobe with mirror fronted door, hanging space and shelving, further comprehensive range of built-in bedroom furniture including curved fronted corner displays, low level built-in shelving to one end, slight eaves to rear ceiling restricting headroom, dormer double glazed window to rear aspect overlooking garden.

### BEDROOM 2

12' 7" x 10' 1" (3.84m x 3.07m) Measurements taken from approximately 2'8" off floor level with slight eaves to rear ceiling restricting headroom, central double glazed dormer window with blinds overlooking garden and radiator under, built-in wardrobes to one wall with hanging space and shelving, low level shelving to one end.

### BEDROOM 3

13' 1" x 10' 0" into dormer window (3.99m x 3.05m) Double glazed dormer window to rear aspect overlooking garden with blinds and radiator under, measurements taken from approximately 2'8" off floor level with slight eaves to rear ceiling restricting headroom, range of built-in storage cupboards with central open shelving, bracket and wiring for T.V., ceiling spotlights, heat source ventilation system.

## BATHROOM

White suite comprising; double ended panelled bath with central mixer tap, tongue and groove panelling behind, access to loft storage eaves, double glazed dormer window with frosted glazed panels to front aspect, concealed cistern w.c., matching panelling with shelf over, mirror with automated lighting, rectangular wash hand basin with mixer tap and drawers under, laminate flooring, chrome heated towel rail, large shower cubicle with panelled door, drench style hood with separate shower attachment and wall mounted controls.

## OUTSIDE

To the rear accessible from the sitting room and dining room is a professionally landscaped garden (Hambrooks) with a large pergola, outside lighting, large patio area with raised L shaped border, covered area with lighting, immediately to the rear of the dining room leads to a lawned garden with inset lighting and raised borders, to the left hand side is a corner seating area with shrubs and bushes, cold water tap and access to wooden built shed.

## AGENTS NOTES

Council Tax Band F – Fareham Borough Council

Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))

Flood Risk – Refer to –

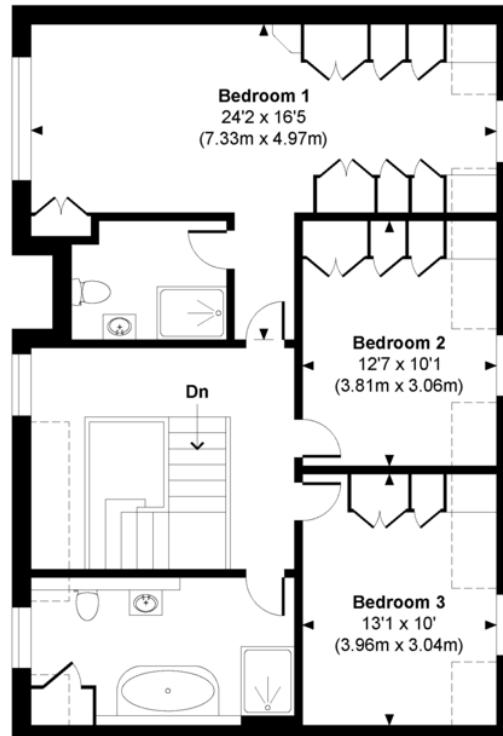
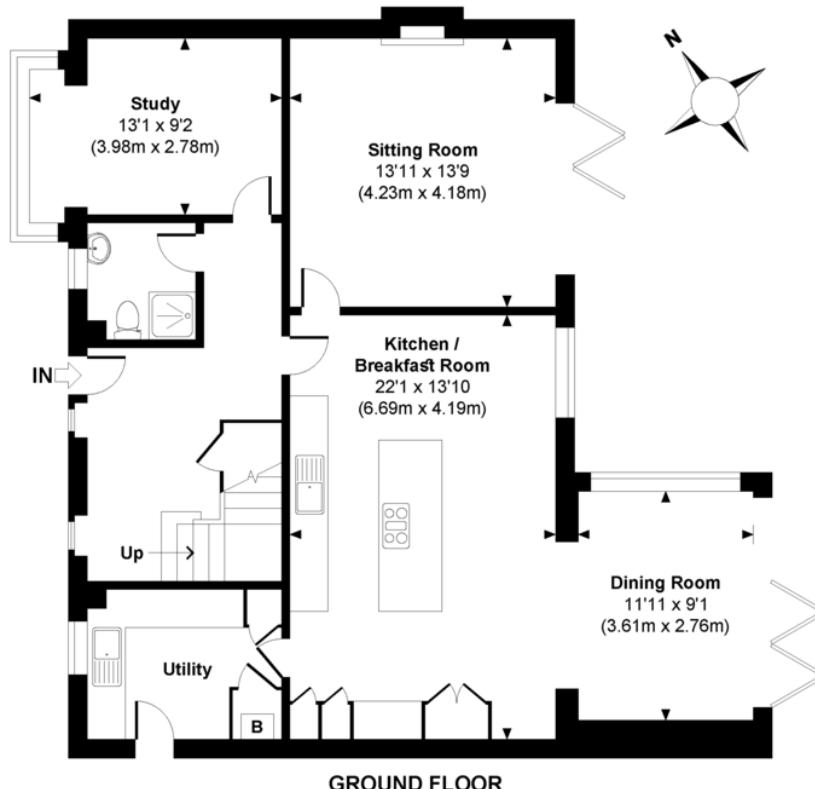
(GOV.UK ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



# Westview

Approximate Gross Internal Area  
Total = 1889 Sq Ft / 175.48 Sq M  
Includes areas with restricted room height.



## Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | A       | 92                      |
| (81-91)                                     | B       | 86                      |
| (69-80)                                     | C       |                         |
| (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 |
| WWW.EPC4U.COM                               |         |                         |



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA) dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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