



Addison  
ESTATE AGENTS



The Willows, 123 Titchfield Road, Stubbington, Fareham, PO14

**£995,000 Freehold**

An exceptional Grade II listed residence, dating back to the mid-17th century, offering just under 3,000 sq ft of beautifully preserved accommodation, set within approximately half an acre of private landscaped grounds complete with a heated swimming pool.

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   | 70                                                                                                          | 76        |
| (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  |           |

## Further Information

Council Tax Band:  
G

Estate or Lease Charges if Applicable:



Approximate Area = 2670 sq ft / 248 sq m

Outbuilding = 226 sq ft / 20.9 sq m

Total = 2896 sq ft / 268.9 sq m

For identification only - Not to scale



- Grade II listed residence dating back to approximately 1650
- Just under 3,000 sq ft of beautifully presented accommodation
- Six generous bedrooms and four elegant reception rooms
- Wealth of original character including inglenook fireplaces, exposed beams and quarry tiled flooring
- Stunning kitchen/breakfast room centred around a traditional gas-fired Aga
  - Beautiful library with mezzanine
- Approximately half an acre of private, mature landscaped gardens
- Heated outdoor swimming pool with versatile pool house/home office
- Gated driveway providing extensive off-road parking
- Excellent access to Titchfield, Hill Head Beach, the M27 and mainline rail links to London

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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