



Addison
ESTATE AGENTS



26 Tillingbourn, Fareham, PO14 4PT
£450,000 Freehold


Beautifully presented, deceptively spacious and thoughtfully designed for modern family living, this exceptional four-bedroom detached home offers versatile accommodation arranged over three floors in one of Titchfield Common's most sought-after cul-de-sac locations. With stylish interiors, a stunning principal bedroom suite, flexible reception space and a sunny south-facing garden, this is a home that effortlessly combines practicality with contemporary living.

The welcoming entrance porch provides access to the former integral garage, now offering excellent storage, before leading through to a comfortable front sitting room. At the heart of the home is a contemporary kitchen/breakfast room, beautifully appointed with granite worktops, integrated appliances and ample storage. To the rear, a light-filled reception room, currently arranged as a dining and family room, enjoys direct access to the south-facing garden, creating the perfect space for everyday living and entertaining. Both the kitchen and rear reception room benefit from Velux roof windows and the kitchen & lounge are independently controlled by underfloor heating.

The first floor offers three well-proportioned bedrooms, including a generous second bedroom with the potential to create a dressing room or reinstate an en-suite if desired. A further double bedroom, fourth bedroom currently utilised as a home office, and a modern family bathroom complete this level.

Occupying the entire second floor, the impressive principal bedroom suite provides a peaceful retreat, featuring dual-aspect windows, fitted storage and a stylish contemporary en-suite shower room.

Outside, the south-facing rear garden has been designed for low-maintenance enjoyment, providing an ideal setting for outdoor dining and entertaining. To the front, the property benefits from driveway parking for multiple vehicles, whilst the former integral garage continues to provide valuable storage with both internal and external access.

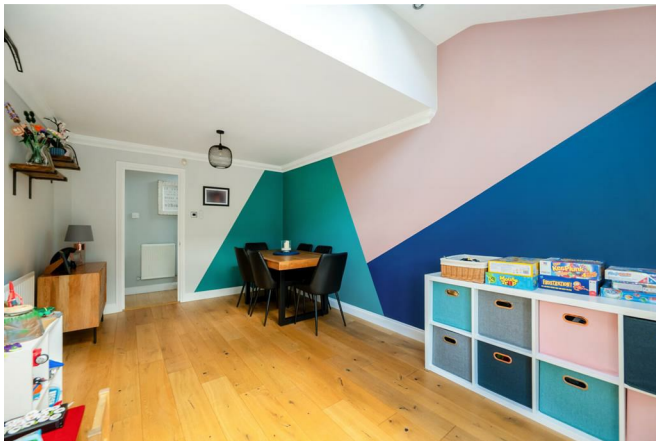
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

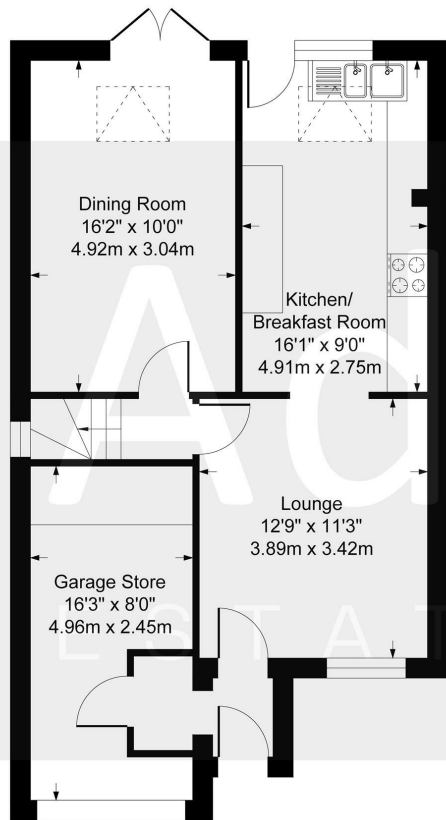
Local Council:
Fareham Borough Council

Council Tax Band: D

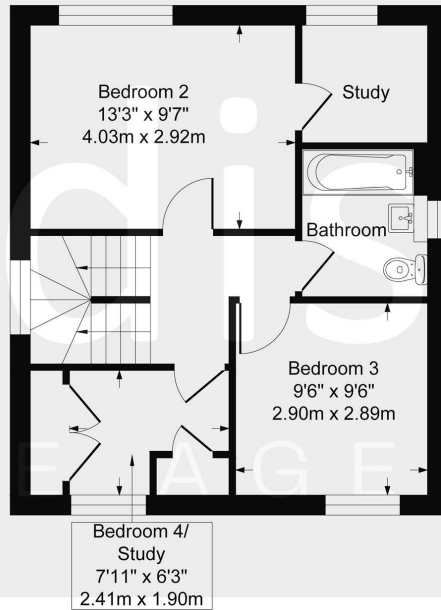
Amount Payable for 2026/2027:
£2,270.50



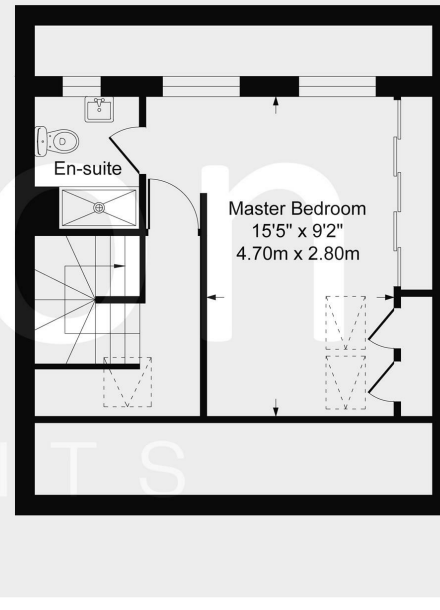
**Approximate Gross Internal Area
1422 sq ft - 132.1 sq m**



Ground Floor



First Floor



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- IMPRESSIVE PRINCIPAL BEDROOM SUITE WITH EN-SUITE SHOWER ROOM
- CONTEMPORARY KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES
- VERSATILE DINING/FAMILY ROOM WITH DIRECT ACCESS TO THE REAR GARDEN
 - VELUX WINDOWS & ZONE-CONTROLLED UNDERFLOOR HEATING TO THE KITCHEN & REAR RECEPTION ROOM
- SOUTH-FACING, LOW-MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES & USEFUL INTEGRAL GARAGE STORAGE
- FOURTH BEDROOM CURRENTLY USED AS A HOME OFFICE
- QUIET CUL-DE-SAC LOCATION CLOSE TO EXCELLENT SCHOOLS, LOCAL AMENITIES & COMMUTER LINKS



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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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