



**Jeffries
Dibbens &**
estate and letting agents

425 Warsash Road
Titchfield Common, PO14 4JU

Exceptional

PROPERTY SUMMARY

A charming Victorian semi-detached cottage occupying a substantial plot of approximately 0.22 acres, offering an exceptional opportunity for buyers seeking a property with significant potential. Positioned in a discreet setting away from the main road, the home enjoys a peaceful atmosphere while remaining conveniently close to local amenities and transport links. Having been cared for by the same family for many years, the property provides well-proportioned accommodation including multiple reception areas, a fitted kitchen, conservatory, three bedrooms and a modern shower room. While comfortable as it stands, the cottage presents exciting possibilities for modernisation, reconfiguration or enlargement, subject to the necessary permissions. The extensive grounds are a particular highlight, featuring mature planting, established trees and productive fruit trees that create an attractive outdoor environment with plenty of space for future landscaping projects. A detached garage and generous off-road parking further enhance the property's appeal. The size and layout of the plot may also be of interest to purchasers considering development opportunities, subject to obtaining the relevant planning consents. Whether your vision is to create a bespoke family residence or unlock the site's wider potential, this is a property that offers flexibility and long-term value. Situated within easy reach of the historic village of Titchfield, residents can enjoy a variety of independent shops, cafés, public houses and everyday conveniences, alongside excellent access to surrounding towns and the south coast. Offered for sale with no onward chain, this is a rare chance to acquire a character home with outstanding potential in a sought-after location.



PORCH 5' 8" x 4' 1" (1.73m x 1.24m)

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m)

ENTRANCE HALL 10' 4" x 6' 11" (3.15m x 2.11m)

BEDROOM THREE 8' 11" x 8' 3" (2.72m x 2.51m)

WC 4' 1" x 3' 4" (1.24m x 1.02m)

SHOWER ROOM 9' x 5' 2" (2.74m x 1.57m)

SITTING ROOM 10' 11" x 10' 11" (3.33m x 3.33m)

OUTSIDE

DINING ROOM 13' 1" x 11' 6" (3.99m x 3.51m)

REAR GARDEN

KITCHEN 13' 1" x 8' 10" (3.99m x 2.69m)

GARAGE 20' 4" x 12' 8" (6.2m x 3.86m)

CONSERVATORY 9' 6" x 8' 9" (2.9m x 2.67m)

OUTSIDE STORAGE 7' 2" x 6' 11" (2.18m x 2.11m)

LANDING

FRONT GARDEN

BEDROOM ONE 11' x 10' 10" (3.35m x 3.3m)

DRIVEWAY















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 operation or efficiency can be given. Made with Mettler 12/2023

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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