



20 Kipling Close, Whiteley, Fareham, PO15 7LR

Asking Price £425,000



Kipling Close | Whiteley
Fareham | PO15 7LR
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W&W are delighted to offer for sale this well presented three/four bedroom detached town house situated in a tucked away position overlooking woodlands to the front. Internally, the property enjoys three double bedrooms, lounge, kitchen/dining room, study/bedroom four, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden, garage & driveway parking.

Kipling Close is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. Cornerstone Primary School is just a short walk away. The local Co Op alongside takeaways, hairdressers & Whiteley Primary School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented three/four bedroom detached town house

One owner since built

Situated in a tucked away position overlooking greenery/woodlands to the front

Welcoming entrance hall enjoying attractive wood effect laminate flooring

Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Integrated appliances include oven and hob with space for additional appliances

Study/Bedroom four to the front

L shaped lounge to the first floor with twin windows & centrepiece fireplace with inset electric fire

Main bedroom benefitting from built in wardrobes, twin windows overlooking the woodlands & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite with feature low profile shower cubicle & attractive wall tiling

Two double bedrooms with both benefitting from built in storage & modern main bathroom to the top floor

Landscaped rear garden majority laid to lawn with display flower/shrubbery, paved patio area perfect for alfresco dining & feature outside water tap/power sockets

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

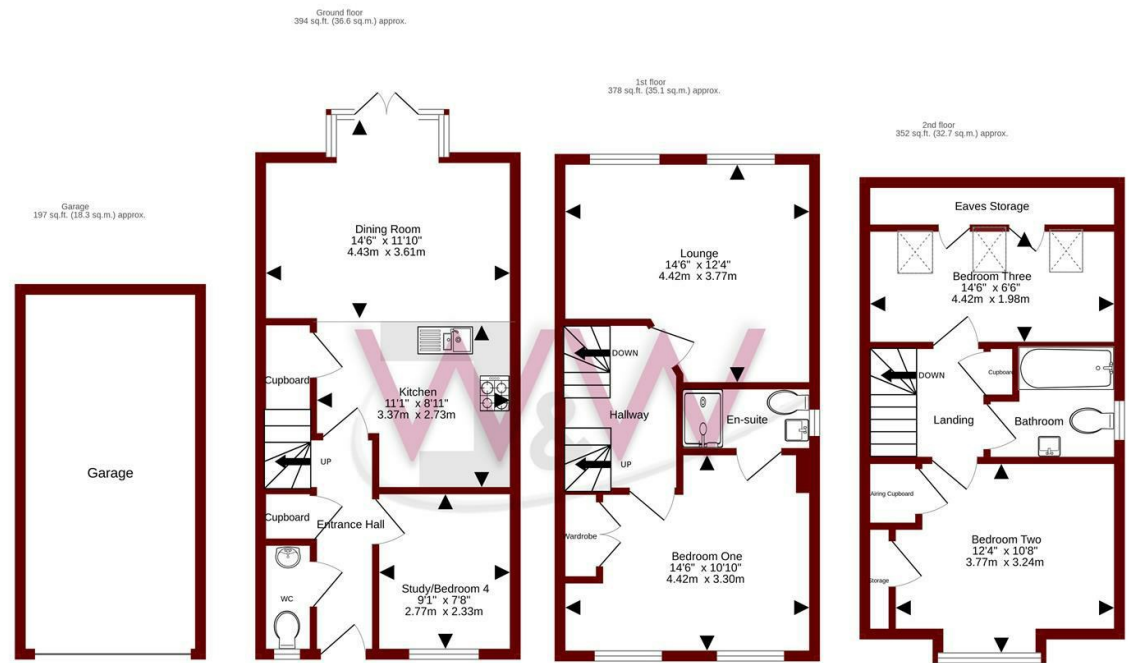
Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	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	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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