



ASKING PRICE
£310,000
Freehold
Hertsfield, Titchfield Common, PO14 4SE

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Hertsfield, , PO14 4SE

3 Beds - 2 Bath

Brambles Estate Agents are delighted to market this three bedroom family home with a generous back garden. Ideally located in Titchfield Common within close proximity to local amenities and transport links.

FEATURES

- Three bedroom family home with two reception rooms
- Separate utility room and downstairs shower room
- Spacious kitchen with some integrated appliances
- Generous back garden
- Driveway parking for two cars
- Situated at the end of a quiet no through road
- Ideally located in Titchfield Common close to local amenities and transport links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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This fantastic family home is positioned at the end of a quiet, no through road. The surrounding area is known for its proximity to both countryside and coastal attractions. There are plenty of green spaces nearby including Titchfield Haven Nature Reserve, a popular spot for bird watching and nature walks. Just a short drive away you can enjoy the Meon shoreline and appreciate the River Hamble from the neighbouring town of Warsash. Other nearby towns of Locks Heath, Park Gate and Whiteley all offer extensive local amenities such as shops, pubs and restaurants as well as several highly regarded schools. This home is conveniently located near to transport links such as the M27 motorway, offering easy access to nearby towns of Fareham, Southampton, and Portsmouth.

To the front, you benefit from a driveway providing off road parking for two cars. Downstairs features two reception rooms plus a large kitchen with some integrated appliances. For added convenience a downstairs shower room plus a separate utility room ensure you can take care of all of the daily chores whilst keeping the home clutter free. Upstairs a family bathroom, plus three well-proportioned bedrooms ensure plenty of space for the growing family. Adding to the appeal, this home boasts a very generous, secure back garden. Its mainly laid to lawn with a patio area, perfect for outdoor entertainment.



Outside

Driveway to front offering space for two cars.

Porch (5' 9" x 3' 9") or (1.76m x 1.15m)

Composite front door with opaque glazed inserts. Tiled flooring. Skirting boards. Access to RCD breaker switches. Doorway leading to dining room and lounge.

Dining Room (13' 0" x 7' 6") or (3.95m x 2.29m)

Wooden door with glass inserts and brass fittings. Double glazed window to front. Laminate flooring. Skirting boards. Radiator. Built in storage cupboards.

Lounge (13' 1" x 12' 1") or (4.0m x 3.68m)

Wooden door with glass insets and brass fittings. Double glazed window to front. Laminate flooring. Skirting boards. Radiator. Carpeted turning staircase rising to first floor. Doorways leading to kitchen and utility room.

Kitchen (17' 8" x 10' 9") or (5.38m x 3.27m)

Wooden door with glass inserts and brass fittings. Double glazed window to rear. Double glazed, opaque door leads out to back garden. Tiled flooring. Matching wall units, base units and larder cupboard. Ample work surfaces. Stainless steel sink and half with drainer and chrome taps. Integrated electric oven and four point gas burner hob with stainless steel extractor hood above. Integrated larder fridge. Space and plumbing for American style fridge freezer. Inset spots

Utility Room

Wooden tongue and groove door with brass fittings. Double glazed window to rear. Laminate flooring. Base units. Work surface. Space and plumbing for washing machine and tumble dryer. Radiator. Doorway leading to shower room.

Shower Room (7' 1" x 2' 8") or (2.17m x 0.82m)

Wooden panel door with brass fittings. Laminate flooring. Low level WC with cistern. White hand wash basin with chrome taps. Shower cubicle with glass concertina door and chrome shower.



Landing (6' 3" x 8' 7") or (1.90m x 2.62m)

Carpet. Access to boarded loft. Doorways leading off to all rooms on first floor. Radiator.

Bedroom One (10' 1" x 9' 7") or (3.07m x 2.91m)

Wooden tongue and groove door. Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom Two (10' 2" x 9' 7") or (3.10m x 2.91m)

Wooden tongue and groove door. Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom Three (6' 9" x 7' 5") or (2.07m x 2.26m)

Wooden tongue and groove door. Double glazed window to front. Carpet. Skirting boards. Radiator.

Bathroom (7' 3" x 8' 7") or (2.20m x 2.62m)

Wooden tongue and groove door. Double glazed opaque window to rear. Laminate flooring. WC with cistern. Pedestal hand wash basin. White panel bath with chrome taps and chrome shower attachment. Tiled splash backs. Decorative wooden tongue and groove panelling. Airing cupboard housing the combi boiler.

Garden

Generous size garden. Mainly laid to lawn. Patio area. Fully fenced. Paved pathway leading to rear of garden. Two wooden gates proving rear access point. Wooden shed. Outdoor tap.

Other

Fareham Borough Council Tax Band C £1924.04 2025/26 charges

Vendors position: Need to find



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