



Hunts Pond Road | Titchfield Common | PO14 4PB

Asking Price £850,000



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Fareham | PO14 4PB
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W&W are delighted to offer for sale this beautifully presented & extended five bedroom detached family home for the first time to the market in 20 years. Internally, the property boasts over 2800 sq.ft providing five double bedrooms, four reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom, main bathroom & two modern en-suite shower rooms. Outside, the property sits on an enviable 0.283 acre plot providing front, side & rear gardens as well as a detached double garage with ample driveway parking for vehicles.

Hunts Pond Road is a great location, providing direct access to local shops, and only a short distance to the Locks Heath Shopping Village and the amenities it provides. The home sits within the catchment of Park Gate Primary School, and Brookfield Secondary School. The property benefits from great transport links, road & rail services close by.

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.







Beautifully presented & extended five double bedroom, double fronted detached family home offered with no forward chain

Versatile living accommodation over 2800 sq.ft

Pillared entrance canopy with door opening into the welcoming entrance hall with bespoke fitted storage cupboards

21'11ft Dual aspect living room with centrepiece contemporary fireplace with inset gas fire & feature glass blocks looking into the hallway

Dual aspect kitchen/breakfast room with double doors opening out to the rear garden

Modern kitchen enjoying high gloss cabinets, attractive worktops & breakfast bar

Integrated combination oven/microwave, single oven, five ring gas hob, dishwasher, water softener & american fridge/freezer to remain

Three additional ground floor reception rooms; family room, study & dining room

Utility room providing additional storage space, sink & space/plumbing for appliances

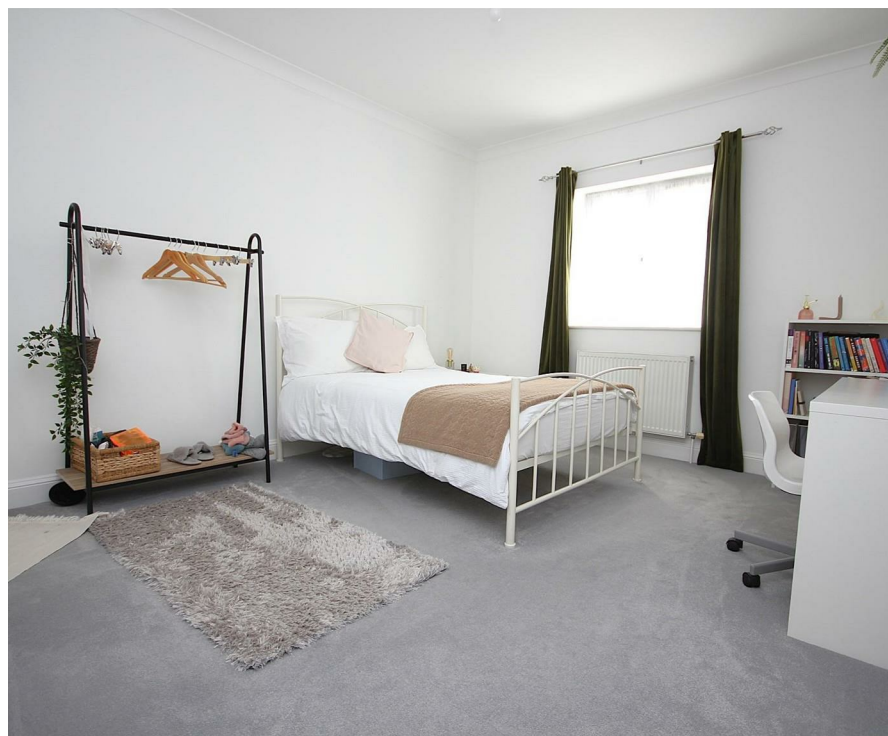
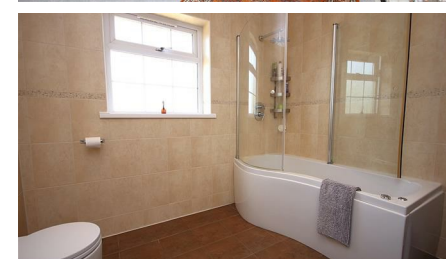
Galleried landing with double doors opening out onto the balcony



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F



Impressively sized 20'6ft main bedroom enjoying twin windows overlooking the rear garden, walk in wardrobe with fitted hanging space/shelving & en-suite

Modern en-suite shower room comprising three piece white suite with feature large shower cubicle tray & attractive wall/floor tiling

Guest bedroom also benefitting from walk in wardrobe & modern en-suite shower room

Three additional double bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden enjoying a generous, neatly maintained green lawn area, premium stone-paved patio seamlessly transitioning to a raised deck equipped with a pergola, ideal for al fresco dining and entertaining & an additional secluded timber deck nestled beneath mature trees with timber garden storage shed tucked away at the rear

Detached double garage tucked neatly at the end of a long, sweeping side driveway, providing secure vehicle storage or excellent workshop potential

Expansive gravel driveway providing parking for multiple vehicles



The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

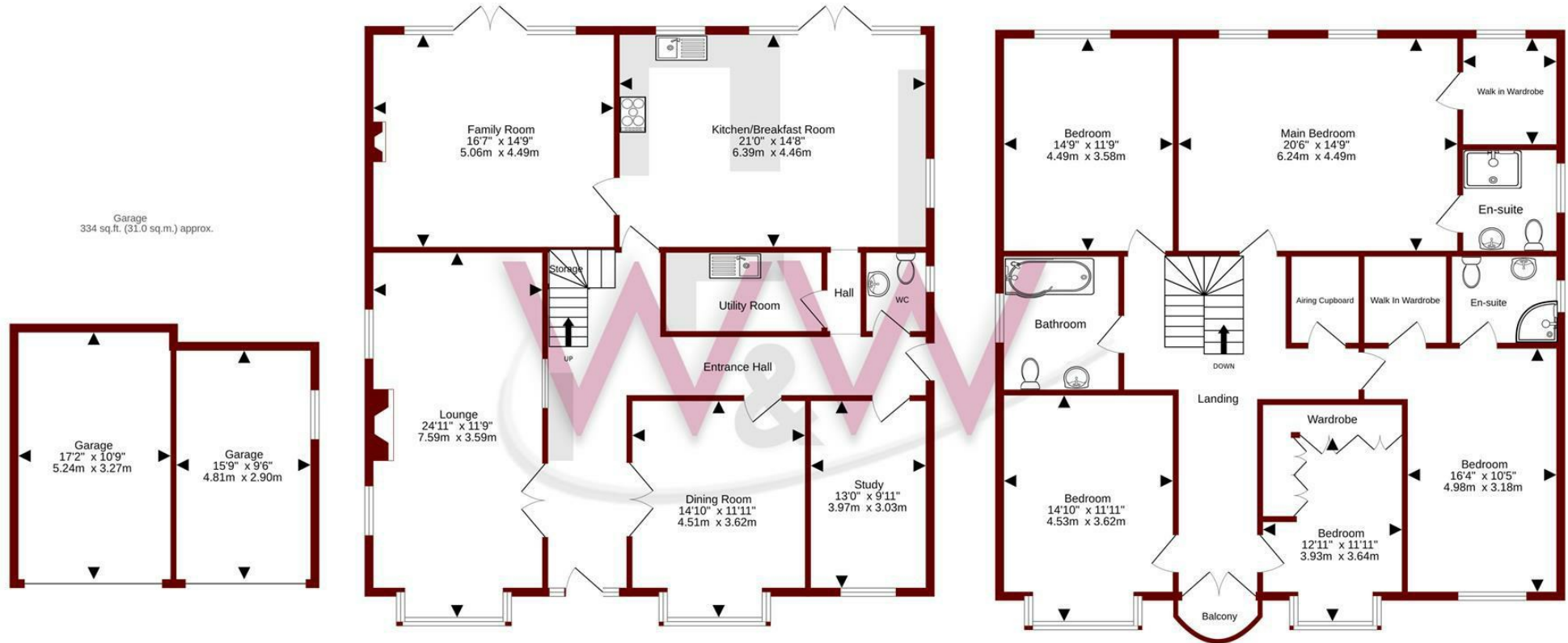
Broadband - There is broadband connected to the property

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/>

Ground Floor
1436 sq.ft. (133.4 sq.m.) approx.

1st Floor
1443 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 3213 sq.ft. (298.5 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		
(69-80) C		
(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	

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