

Beautifully presented and extended five double bedroom detached residence. This fabulous family home has a stunning 39' x 34' kitchen/dining/family area and a large principal bedroom suite with ensuite/dressing room and ideally located close to Titchfield Village.

**The Accommodation Comprises:-**

Double opening wooden doors with long-line panels to side into:

**Spacious Entrance Hall:-**

Open plan, staircase to first floor, radiator.

**Cloakroom:-**

Obscured double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin, mixer tap inset vanity unit, chrome towel rail, access to loft, tiled floor, cupboard with hanging rail for storage.

**Study:- 19' 9" x 13' 2" (6.02m x 4.01m)**

Double opening doors from hall, windows to front elevations.

**Open Plan Living Area/Dining Area and Kitchen:- 39' 8" x 34' 1" (12.08m x 10.38m) Maximum Measurements**

Enjoying views of the garden beyond. Family Area with bi-folding doors onto terrace, cupboard with shelving, further cupboard with additional storage, tiled floor, sitting area. Dining Area with bi-folding doors to side onto terrace, picture window enjoying superb views of the garden beyond, window to side elevation. Kitchen Area with superb range of base and eye level units with one and a half bowl sink unit with mixer tap and vegetable spray, integrated dishwasher, Siemens eye level double oven, combination microwave, all with warming drawers, central island with circular sink bowl with mixer tap, induction hob, waste disposal cabinet, integrated wine rack, continuation of tiled floor with under-floor heating, space for American style fridge freezer.

**Drawing Room:- 29' 10" x 20' 7" (9.09m x 6.27m) Maximum Measurements**

Full length double glazed French doors with windows to side giving access to garden, radiator, wood burning stove and polished shelving. Door to walk-in storage cupboard (9' x 8'4") with radiator.

**Lobby:- 9' 3" x 8' 1" (2.82m x 2.46m) Maximum Measurements**

Door from main hallway, radiator, cupboard for cloak hanging space.

**Gymnasium:- 29' 11" x 9' 6" (9.11m x 2.89m)**

Door from Drawing Room. French doors leading to garden, further leaded light double glazed window to side, door to:

**Utility Room:- 13' 5" x 10' 11" (4.09m x 3.32m)**

Range of base units with Belfast sink and mixer tap, space for washing machine and cupboards for storage, coving to ceiling, radiator, door leading to:

**Covered Walk-Through:- 37' 5" x 4' 7" (11.40m x 1.40m)**

Double glazed windows the full width of the property, door giving access to garden. Door to:

**Cloakroom:-**

Window to front elevation, close coupled WC, wash hand basin with mixer tap inset vanity unit, partly tiled with tiled floor.

**Bedroom 5:- 17' 10" x 15' 3" (5.43m x 4.64m) Maximum Measurements**

Leaded light double glazed window to side, radiator, cupboard with meters, further wardrobe cupboards, leaded light double glazed window. Door to:

**Shower Room:- 8' 4" x 6' 4" (2.54m x 1.93m) Maximum Measurements**

Leaded light stained glass window, close coupled WC with concealed cistern, wash hand basin with mixer tap and inset vanity unit, shower cubicle, tiled floor, chrome towel rail.

**First Floor Landing:-**

Velux window, smoke detector, cupboard with shelving.

**Bedroom 1:- 35' x 24' 7" (10.66m x 7.49m) Maximum Measurements**

Double glazed window to rear enjoying magnificent views, sloping ceiling, two radiators, walk-in dressing room (10'6" x 7'5"), Eaves storage, door to:

**Ensuite Facility:- 12' 8" x 8' 6" (3.86m x 2.59m)**

Obscured double glazed window, close coupled WC, wash hand basin with mixer tap inset vanity unit, panelled bath with walk-in shower, tiled with complimentary floor tiling, chrome towel rail.

**Bedroom 2:- 12' 5" x 12' 3" (3.78m x 3.73m) Plus Recesses**

Double glazed window with window seat, radiator, access to dressing room (8'5" x 6'9") with cupboard leading to:

**Ensuite Bathroom:- 8' 5" x 5' 6" (2.56m x 1.68m)**

P-shaped bath with mixer tap and hand shower attachment and shower over, shower screen, wash hand basin with tiled splash-back inset vanity unit, close coupled WC, partly tiled with complimentary floor tiling, radiator, obscure Velux window, door giving access to landing.

**Bedroom 3:- 17' 4" x 14' (5.28m x 4.26m) Maximum Measurements, Irregular Shape**

Double glazed window to front elevation, wardrobe unit, radiator, cupboard with part sloping ceilings.

**Bedroom 4:- 12' 2" x 11' 11" (3.71m x 3.63m)**

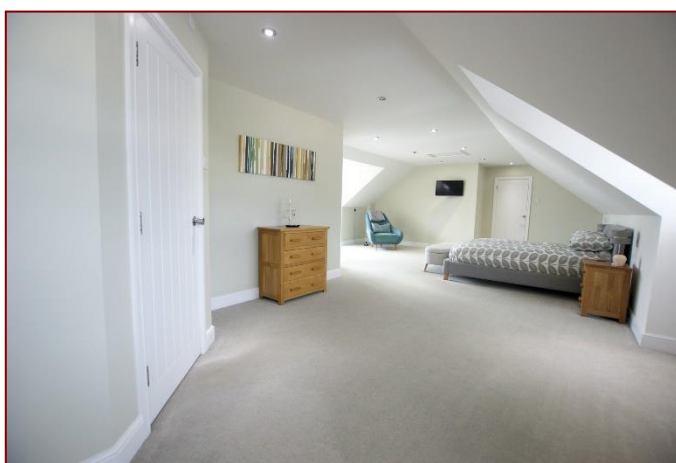
Velux window, sliding door to wardrobe, radiator, part sloping ceiling, shelving.

**Family Bathroom:- 9' 6" x 7' 9" (2.89m x 2.36m)**

Velux window to rear, panelled bath with shower over, shower screen, close coupled WC with concealed cistern, wash hand basin, vanity unit.

**Outside:-**

Brick wall to the front leading to block paved driveway with parking for numerous vehicles, five bar wooden gate with matching side gate giving pedestrian access leads to the rear of the property with further parking to the side and giving access to the rear garden, immediately outside of the property is a full width wide terrace with bbq area for sitting and socialising and entertaining and steps lead to the well manicured lawns.





Ground Floor



First Floor

Tenure: Freehold / Council Tax Band: F

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£1,250,000

320 Southampton Road, Titchfield, Fareham, PO14 4AZ

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**

THE INDEPENDENT ESTATE AGENT