

£1,195,000

8 Woodstock Close, Fareham, PO14 1NW

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



- Extended Five Bedroom Detached House
- Four Reception Rooms
- Downstairs WC
- Kitchen
- Utility Room
- Conservatory
- Two En-Suite Facilities
- Sweeping Driveway
- Studio above garage
- Enclosed Rear Garden
- Energy Efficiency Rating:-
TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2112

Council Tax Band: G

Floor Plans (For illustrative purposes and not drawn exactly to scale)



The Accommodation Comprises:-

Open entrance porch to front door with obscured double glazed panels inset and matching panels to side into:-

Entrance Hall:-

Stairs to first floor, under stairs cupboard, radiator.

Cloakroom:-

Obscured double glazed window, close-coupled wc, wash hand basin with mixer tap, tiled to dado rail height, chrome towel rail, complimentary floor tiling, cloaks hanging cupboard.

Lounge:-

26' 8" x 12' 4" (8.12m x 3.76m)

Dual aspect with window to front and French door with long-line panels to side, enjoying views and accessing the rear garden, two radiators, wood-burning stove with raised heath, double opening glazed doors to:-



Dining Room:-

12' 9" x 10' 7" (3.88m x 3.22m)

Window overlooking garden, radiator.



Kitchen/Breakfast room:-

24' 4" x 15' 10" (7.41m x 4.82m) Maximum Measurements

Window overlooking garden, superb range of base and eye level units with roll-top work surfaces and tiled surround, one and a half bowl sink unit with mixer tap, recess for range with extractor hood over, integrated dishwasher, space for American-style fridge/freezer, central island, radiator, breakfast area with further radiator leading to:-



Conservatory:-

13' 6" x 13' 2" (4.11m x 4.01m)

Enjoying views and accessing the rear garden, door giving access to garden, long-line towel rail.



Utility Room:-

11' 6" x 7' 10" (3.50m x 2.39m)

Window to front elevation, range of base and eye level units with work surfaces with tiled surround, one and a half bowl sink unit with mixer tap, recess for washing machine, recess for wine cooler, radiator.

Family Room:-

15' 11" x 8' 2" (4.85m x 2.49m)

Window to front elevation, radiator, door giving access to:-



Inner Hallway:-

Radiator, access to breakfast room, garage and:-

Study:-

13' 1" x 8' 2" (3.98m x 2.49m)

Radiator and window to front.

Garage:-

Up and over door, door to cupboard, door giving access to Studio Room, stainless steel sink unit with mixer tap door:-

Cloakroom:-

Close-coupled WC, wash hand basin with mixer tap, partly tiled.

Studio:-

16' 10" x 10' 10" (5.13m x 3.30m)

Velux windows with access to loft storage.

First Floor Landing:-

Access to loft, smoke detector, radiator, airing cupboard with hot water tank, shelving.

Principle Suite:-

14' 11" x 14' 10" (4.54m x 4.52m) Maximum Measurements

Feature arch, window to front elevation, long-line radiator, wall-to-wall fitted wardrobe units, door to:-

**En-Suite:-**

11' 6" x 8' 6" (3.50m x 2.59m)

Obscured double glazed window to rear, close-coupled wc, pedestal wash hand basin with mixer tap, tiled panelled bath, separate shower cubicle with twin shower heads, tiled with complimentary floor tiling, chrome towel rail.

**Bedroom 2:-**

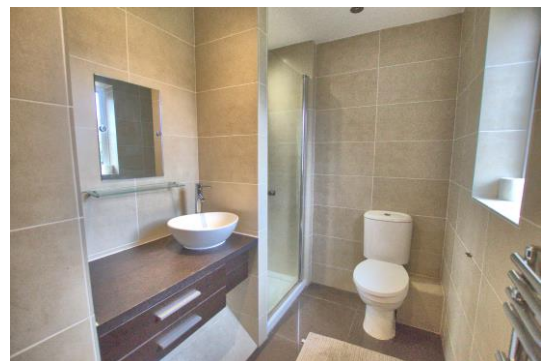
17' 7" x 12' 3" (5.36m x 3.73m)

Windows to front elevation, twin radiators, fitted wardrobe units, door to:-

**En-Suite Shower Room:-**

8' 7" x 6' 3" (2.61m x 1.90m)

Obscured double glazed window, close-coupled wc, circular wash hand basin with mixer tap inset vanity unit, shower cubicle, tiled with complimentary floor tiling, chrome towel rail.



Bedroom 3:-

15' x 7' 2" (4.57m x 2.18m)

Double glazed windows to rear, fitted wardrobe units, radiator.

Bedroom 4:-

11' 9" x 10' 1" (3.58m x 3.07m)

Window to front elevation, radiator.



Bedroom 5:-

10' 6" x 9' 1" (3.20m x 2.77m) Maximum Measurements

Window to rear, radiator, fitted wardrobe units.

Outside:-

Attractive high hedging to the front, formal well-manicured lawns, wide block-paved driveway leading to the garage, wrought-iron gate gives pedestrian access to the delightful rear garden, partly walled and fenced offering privacy and seclusion, full-width terrace for sitting, socialising, sitting area to the rear of the garden, easily maintained well-manicured lawns, shrubs and bushes.



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