



3 Common Lane, Titchfield, Fareham, Hampshire, PO14 4DA

 FINE & COUNTRY

£2,450,000 - Freehold



### Features

- A Contemporary Style Detached House with Annexe
- Overall 4347 Sq Ft of Living Space inc. Outbuildings
- Main House: Five Bedrooms
- Three Reception Areas

### PROPERTY SUMMARY

A contemporary style extended stunning family home with a detached annexe in the grounds located on the outskirts of the village of Titchfield which sits to the west of Fareham. Although it is only three miles inland from the sea Titchfield was an important medieval town and port which is now a conservation area with an abundance of historic buildings, shops, pubs and houses set around a large square. Common Lane is located in the on the western side of the village opposite West Hill Park

School, set back from the road via a deep driveway which leads to formal gardens at the rear with Swim-Jets pool, Barrel sauna and extensive grounds with a detached garage/gym and double stable block, behind the formal gardens is a paddock for those looking for equestrian facilities. The house itself provides 3819 sq ft of living space with five bedrooms and three reception areas as well as an extensive open plan kitchen/family/dining room and separate utility room. In the large garden is a detached annexe with three bedrooms, ideal for elderly relatives or to

work from home. The house has extensive views over the paddocks and woodland, towards the Solent and the Isle of Wight in the distance. Titchfield village has many other attractions including the Mill, historic Abbey and convenient road links nearby to the cities of Portsmouth and Southampton. Offered with no forward chain, early viewing is strongly recommended to appreciate both the accommodation and location on offer.



#### ENTRANCE

Brick retaining wall with soldier railings over, brick pillars and remote-controlled sliding gate leading to extensive paved off road parking, fence panelling to either side with flowering borders, outside lighting and power. Gated entrance providing vehicular & pedestrian access to garden & paddock. Covered veranda with supports, arched twin black doors with chrome furniture and full height frosted panels to either side leading to:

#### HALLWAY

20' 1" x 10' 6" maximum (6.12m x 3.2m) Galleried landing with vaulted ceiling measuring approx. 22' in height, high level windows with remote control blinds, and central lighting, doors to primary rooms, large tiled flooring with underfloor heating, double doored built-in doaks cupboard with shoe racks and rails, floating wooden staircase with glazed screen rising to first floor, controls for underfloor heating.

#### HOME OFFICE

18' 2" decreasing to 6'7" x 13' 7" decreasing to 8'9" (5.54m x 4.14m) L shaped, ceiling spotlights, radiator, double glazed window to side aspect, double glazed window to front with low sill overlooking driveway, electric consumer box, controls for media.

#### CLOAKROOM

Fully ceramic tiled to floor and walls, chrome heated towel rail, large mirror and shelf to one wall, concealed cistern w.c., wash hand basin with mixer tap and cupboards under, ceiling spotlights, extractor fan.



#### SITTING ROOM

14' 8" x 13' 8" (4.47m x 4.17m) Currently arranged as a games room. Double glazed window with low sill to front aspect overlooking driveway, recessed ceiling lights, radiator.

#### OPEN PLAN KITCHEN/LIVING & DINING ROOM

38' 5" x 24' 8" decreasing to 11'7" at narrowest point (11.71m x 7.52m)  
 Dining area: Tiled flooring with underfloor heating, ceiling spotlights with dimmer switches, door to utility room, sliding double glazed door with integrated blinds leading to rear garden, twin doors leading to hallway.  
 Living area: Matching flooring, dual aspect sliding double glazed doors with matching blinds leading to rear garden and patio area, media wall to one end with power points and wiring for T.V.  
 Kitchen: central island with marble top, breakfast bar to one side and pan drawers to the other, central Neff oven, induction hob and extractor fan with lighting over, comprehensive range of soft dose wall and floor units with matching work surface and splashback, islets sink unit with Quooker tap, double glazed window to side aspect, integrated dishwasher with matching door, pan and bin drawers, recessed shelving, eye-level twin Neff ovens with slide and hide doors and storage cupboards over and under, space for American style fridge/freezer, range of tall larder style cupboards, pantry cupboard with shelving, space for microwave with slide and hide door.



#### UTILITY ROOM

9' 4" x 7' 8" (2.84m x 2.34m) Floor to ceiling built-in larder style soft dose storage cupboards, two Hisense washing machines with matching tumble dryers over, tiled flooring with underfloor heating, double glazed door to side aspect, cupboard housing Glow Worm boiler with pump system under supplying domestic hot water and central heating (not tested), sink with mixer tap, water softener, double glazed window to rear aspect overlooking garden, further tall cupboard with hot water cylinder and pump, extractor fan, ceiling spotlights.

#### FIRST FLOOR

Galleried landing with glazed screens overlooking hallway and high level views over school grounds and playing fields opposite, vaulted ceiling with lighting, doors to primary rooms, built-in airing cupboard with range of shelving.

#### BEDROOM

14' 9" x 13' 7" (4.5m x 4.14m) Vaulted ceiling measuring approx. 11'3" in height, double glazed window to front aspect with views over school playing grounds, radiator, ceiling spotlights, dimmer switch.

#### BEDROOM

13' 8" x 13' 7" (4.17m x 4.14m) Vaulted ceiling measuring approx. 13'5" in height, range of grey fronted built-in wardrobes to one wall, two with mirrored doors, hanging space and shelving, matching bedside cabinets, recessed ceiling lights, radiator, bracket and wiring for wall mounted T.V., dimmer switch, double glazed window to rear aspect with



outstanding views over the garden & paddock, towards the Isle of Wight and Solent in the distance, twin double glazed doors leading to Juliette balcony with glazed floating screen and chrome furniture.

#### FAMILY BATHROOM

White suite comprising: free standing double ended bath with separate chrome tap and shower attachment, chrome heated towel rail, wash hand basin with mixer tap and drawers under, circular mirror with automated lighting over, concealed cistern w.c., recessed shelving, large shower cubicle with sliding door, drench style hood and separate shower attachment, fully ceramic tiled to walls and floor with underfloor heating, frosted glazed window to rear aspect.

#### BEDROOM

21' 2" x 10' 10" (6.45m x 3.3m) Vaulted ceiling measuring approx. 13' in height, range of dark grey built-in wardrobes, chest of drawers and matching bedside cabinets, bracket and wiring for wall mounted T.V., ceiling spotlights, radiator, double glazed doors leading to Juliette balcony with chrome furniture and floating glass screen with outstanding views over the garden & paddock, towards the Isle of Wight and Solent in the distance, built-in cupboard with range of shelving and automated lighting.

#### BEDROOM

14' 4" x 13' 9" (4.37m x 4.19m) Vaulted ceiling measuring approx. 13' in height with ceiling spotlights, double glazed window to front aspect with views at an angle towards school playing grounds opposite, radiator.

#### BEDROOM SUITE

21' 2" maximum x 13' 10" inc. walk-in wardrobe (6.45m x 4.22m) Vaulted ceiling measuring approx. 13'5" in height, double glazed frosted window to side aspect, ceiling spotlights, twin double glazed doors with full height windows to either side leading to Juliette balcony with chrome furniture, floating glass screens and outstanding views over outstanding views over the garden & paddock, towards the Isle of Wight and Solent in the distance, radiator, bracket and wiring for wall mounted T.V.

#### DRESSING ROOM

Range of open fronted wardrobes with hanging space and shelving, ceiling spotlights, door to:

#### EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with wall mounted controls, drench style hood and separate shower attachment, recessed shelving, twin wash hand basins with mixer taps and drawers under, automated mirror over, concealed cistern w.c., frosted double glazed window to side aspect, chrome heated towel rail, extractor fan, ceiling spotlights.

## OUTSIDE

Outside to the rear on the left hand side of the property are double wooden gates with a paved off road parking area measuring approximately 35' in depth x 9'2" in width, cold water supply and lighting, extensive patio extending the whole width of the house and wrapping round to the right hand side, side pedestrian twin gates, from the patio are steps down to decked area with sunken Swim-Jet pool & Jacuzzi and Barrel sauna, to the right hand side of the grounds is a pathway with shingled area and fence panelling to both sides, primary garden extends approx. 160' in depth leading to a further approx. 590' deep paddock. L shaped leading to the rear of the adjacent properties, in the grounds is a detached annexe and outbuildings.

## DETACHED ANNEXE

Covered veranda on two sides with paved terraces, main front door with chrome furniture leading to:

## HALLWAY

Wood laminate flooring, radiator, vaulted ceiling, utility area with cupboard, plumbing and shelf for washing machine/tumble dryer, integrated fridge and freezer with matching doors, low level wooden shelf with cupboards under, double glazed frosted window to side aspect, vaulted ceiling, door to:

## SHOWER ROOM

Matching flooring, dose coupled w.c., wash hand basin with mixer tap and cupboards under, frosted double glazed window to side aspect, heated towel rail, large shower cubicle with screen, drench style hood and separate shower attachment, extractor fan.

## OPEN PLAN LIVING AREA INC. KITCHEN

27' 1" x 14' 6" (8.25m x 4.42m) Vaulted ceiling measuring approx. 12'9" in height, three radiators, matching flooring.

Kitchen: Range of white fronted wall and floor units with quartz work surface, butler sink with mixer tap, integrated dishwasher with matching door, double glazed window to front aspect, integrated slimline dishwasher with matching door, AEG induction hob with oven under, extractor hood, fan and light over, ceiling spotlights, to one wall are central sliding patio doors with full height windows to either side overlooking garden and grounds.

## BEDROOM 3/DRESSING ROOM

10' 3" x 7' 3" (3.12m x 2.21m) Built-in storage cupboard housing boiler and electric consumer box, vaulted ceiling with spotlights, double glazed frosted window to side aspect with radiator under.

## BEDROOM

10' 11" x 10' 10" (3.33m x 3.3m) Double glazed window to rear aspect overlooking grounds and garden with far reaching views over the paddock towards the Isle of Wight beyond, radiator, vaulted ceiling with spotlights.

## BEDROOM

10' 10" x 10' 10" (3.3m x 3.3m) Vaulted ceiling with spotlights, double glazed window to rear aspect overlooking terrace, paddock and far reaching views towards the Solent and Isle of Wight beyond, radiator.

## OUTSIDE

Wrap around southerly facing terrace, lighting, raised terrace at the southern end the garden which is enclosed by post & rail fencing leading from the garden to further paddock with wooden built outbuildings.

## STABLE/STORAGE

## ROOM 1

9' 10" x 9' 7" (3m x 2.92m) Twin doors to front aspect, vaulted ceiling, central divide.

## ROOM 2

9' 10" x 9' 7" (3m x 2.92m) Twin doors to front aspect, vaulted ceiling.

## HOME OFFICE / GYM / GARAGE

26' 6" x 12' 0" (8.08m x 3.66m) Up and over door to one end, separate electric consumer box, pitched roof with fluorescent tube lighting. Currently arranged as a gym with full height panels and twin doors to side leading to decked terrace.

## PADDOCK

Extending approx. 590' in depth by 110' in width max.

## FIELD STABLE

12' 0" x 12' 0" (3.66m x 3.66m)

## AGENTS NOTES

Council Tax Band Main House TBA / Detached Annexe A - Fareham Borough Council

EPC - Main House Rating C / Detached Annexe Rating TBA

Broadband – ADSL/FTTC/FTTP Fibre Checker ([openreach.com](http://openreach.com))

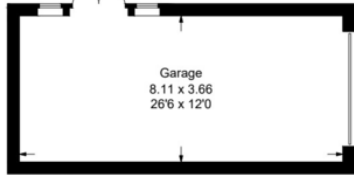
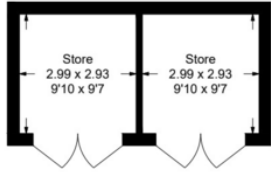
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

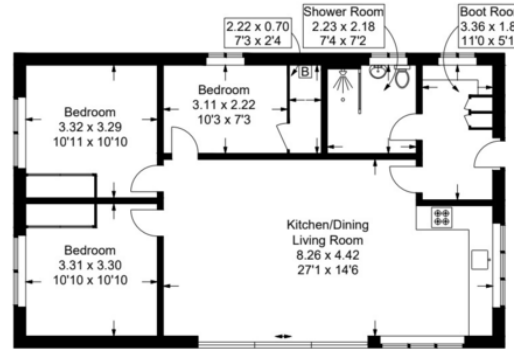


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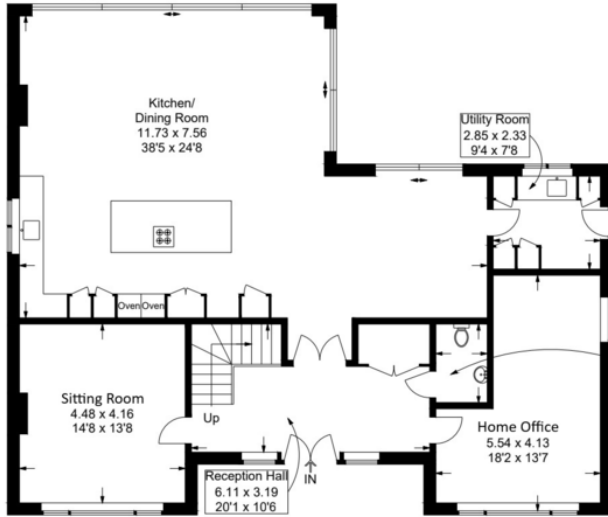
Approximate Gross Internal Area = 354.8 sq m / 3819 sq ft  
 Outbuildings = 49 sq m / 528 sq ft  
 Total = 403.8 sq m / 4347 sq ft



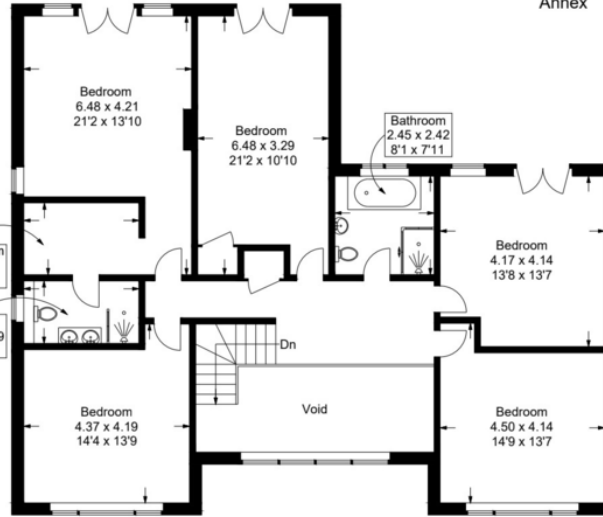
Outbuildings



Annex



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 277 E: drayton@fineandcountry.com

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