Castle Street
Portchester
Fareham
Hampshire
PO16 9QR

£680,000











- Approximately 2500sq feet of accommodation on offer
- Double garage
- Historic conservation location
- Large south west facing garden
- Prime location within a stones throw from Porchester Castle
- Periodic features

0

Ref: PRA12824

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles is delighted to welcome to the market Narborough House, a historic four-bedroom Grade II Listed home, formerly The Ivy pub in Portchester, boasting a prime Castle Street location and off-road parking.

Accommodation

Hallway (27' 2" x 6' 6") or (8.28m x 1.97m)

RECEPTION 1 (14' 6" x 21' 10") or (4.42m x 6.66m)

Family Room (11' 0" x 18' 10") or (3.36m x 5.74m)

Kitchen (12' 2" x 11' 7") or (3.72m x 3.54m)

Sitting room (14' 3" x 11' 9") or (4.35m x 3.58m)

Dining Room (5' 6" x 6' 6") or (1.68m x 1.98m)

Conservatory (7' 9" x 15' 3") or (2.37m x 4.64m)

W.C (4' 7" x 3' 4") or (1.40m x 1.02m)

HALL (4' 4" x 3' 2") or (1.32m x 0.97m)

Shower Room (2' 6" x 2' 10") or (0.75m x 0.86m)

Landing (11' 2" x 13' 9") or (3.40m x 4.18m)

Bedroom 1 (14' 7" x 21' 6") or (4.44m x 6.55m)

Bedroom 2 (14' 2" x 13' 3") or (4.32m x 4.04m)

Bedroom 3 (13' 0" x 13' 4") or (3.95m x 4.06m)

Bedroom 4 (11' 1" x 7' 7") or (3.37m x 2.30m)

Bathroom (6' 5" x 4' 11") or (1.96m x 1.51m)

Toilet (4' 2" x 4' 0") or (1.26m x 1.22m)

INNER HALLWAY/CLOAKROOM (4' 4" x 3' 11") or (1.33m x 1.20m)

GARAGE (19' 5" x 19' 4") or (5.91m x 5.90m)

Other

Fareham Borough Council Tax Band F Charges £3,279.68 for 2026/27
Vendors Position: No forward chain

Services

EPC Rating:56

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified













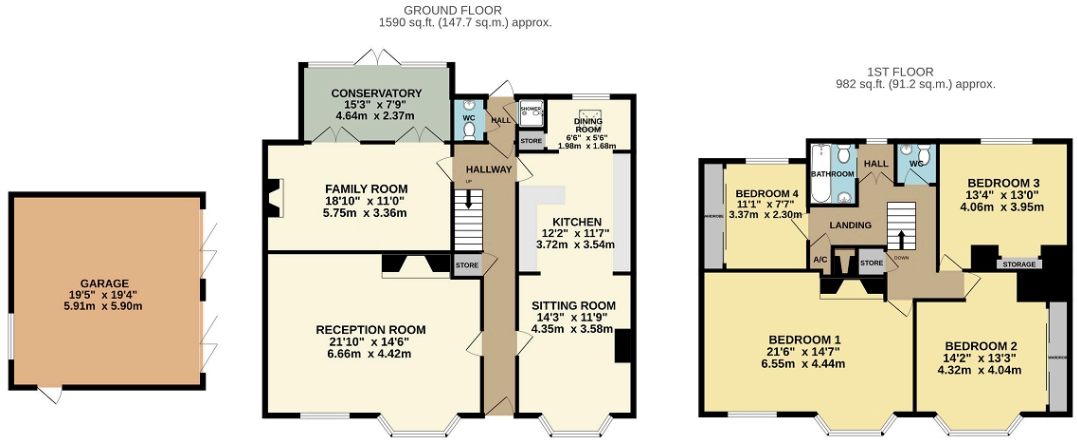










TOTAL FLOOR AREA : 2572 sq.ft. (239.0 sq.m.) approx.

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.
Made with Metropix ©2026

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.