



Forest Green | Lady Bettys Drive | Fareham | Hampshire | PO15 6RJ

 FINE & COUNTRY

£1,400,000 - Freehold



Features

- An Imposing Detached Family Home
- Four Bedrooms, En-Suites, Dressing Areas
- Five Reception Rooms
- 21' Kitchen/Breakfast Room

PROPERTY SUMMARY

Forest Green is an impressive, detached family home offering approximately 4,515 sq ft of beautifully arranged accommodation, including a summer house and double garage. Set within a secluded and leafy position on a quiet no-through road, this substantial property combines generous living space with excellent accessibility, making it ideal for growing families and professionals working from home.

The accommodation is thoughtfully arranged over two principal floors and provides remarkable versatility throughout. A reception hallway complete with an elegant galleried landing creates a stunning first impression. The ground floor features five reception rooms, offering flexible spaces for entertaining, a utility room, cloakroom, rear lobby and at the heart of the house is a spacious 21ft kitchen/dining room with doors

opening onto the garden. On first floor are four generous double bedrooms with en-suites, three also benefitting from dressing rooms. The property continues to impress outside with manicured gardens, extensive off-road parking for numerous vehicles and a substantial double garage. The summer house provides additional flexible space, ideal for a home office, gym or a garden retreat.



Despite its peaceful setting, Forest Green enjoys convenient access to a wide range of amenities, including the M27 motorway, Whiteley Shopping Centre, prestigious golf courses including Skylark Country Club & Golf Course, the historic Titchfield Abbey and excellent rail connections from Fareham, making it a superb choice for commuters. Early viewing is highly recommended to fully appreciate both the exceptional accommodation and the enviable location this outstanding home has to offer.

ENTRANCE

Accessed via a private lane are two entrances to the house, the first entrance is laid to brick paviour with off road parking for approximately two cars in front of the detached garage block, curved low brick retaining wall with steps leading down to front garden, the second entrance is laid to brick paviour sloping driveway with brick pillars, stable style gates and curved wall leading to extensive parking, shingled border to one side and oil tank, side pedestrian, lighting, raised lawned garden with shrubs, evergreens and bushes, feature brick archways, cold water tap, covered porch with wooden supports and pitched roof, external letter box, main front door with frosted panels leading to:

RECEPTION HALL

16' 10" x 15' 0" (5.13m x 4.57m) Galleried landing over hallway, ceiling height of approximately 16'8" with balustrade staircase rising to the first floor, frosted double glazed window to front aspect with radiator under, doors to primary rooms, tiled flooring.



DRAWING ROOM

26' 7" into bay window x 17' 9" (8.1m x 5.41m) Wood framed double glazed window to front aspect overlooking garden, wooden flooring, matching double glazed window to side aspect with radiator under, two ceiling roses and ornate cornicing, dimmer switches, square bay with twin wood framed double glazed doors leading to side aspect with windows to either side, second double radiator.

SITTING ROOM

24' 0" x 17' 9" (7.32m x 5.41m) Double glazed wood surround windows to side aspect one with double radiator under, marble surround fireplace with feature cast iron arched inlay, coal effect gas fire with granite hearth, central ceiling rose, coving and cornicing, twin double doors leading to rear patio, window to rear aspect overlooking garden with double radiator under, dimmer switches.

DINING ROOM

11' 9" x 11' 9" (3.58m x 3.58m) Twin glazed doors leading to hallway, tiled flooring, wood framed double glazed window to rear aspect overlooking garden with double radiator under, ceiling rose and coving.

CLOAKROOM

Double glazed frosted window to front aspect, close coupled w.c., vanity unit with marble work surface and cupboards under, rectangular wash hand with mixer tap, tiled flooring, radiator.

STUDY

13' 1" x 8' 9" (3.99m x 2.67m) Double glazed wood surround window to front aspect overlooking driveway with radiator under, ceiling coving and central rose.

OFFICE / STOREROOM

16' 10" decreasing to 5'0" x 15' 10" decreasing to 7'4" (5.13m x 4.83m) L shaped, comprehensive range of built-in wardrobes with cupboards over, twin wood surround double glazed windows to front aspect overlooking driveway, wood flooring, radiator.

KITCHEN / BREAKFAST / FAMILY ROOM

21' 9" x 15' 6" (6.63m x 4.72m) Kitchen: Comprehensive range of solid oak matching wall and floor units with pre-formed stone work surface, under unit lighting, eye-level Neff double oven and grill, microwave and cupboards over and under, range of pan

drawers, inset Siemens hob with extractor hood, fan and light over, corner display shelving, integrated Neff dishwasher with matching door, inset Blanco 1½ bowl sink unit with mixer tap, double glazed wood surround window overlooking rear garden, one wall mounted unit with glazed door and drawers under, ceramic tiled flooring, space for American style fridge/freezer, dimmer switch, ceiling spotlights and coving.

Breakfast area: Matching flooring, twin wood surround double glazed doors leading to rear garden and large terrace, dresser style unit with glazed cupboards to upper section, matching pre-formed stone surface and cupboards under, tall larder style unit to one side with pull-out drawers, door to:

UTILITY ROOM

15' 2" x 9' 4" (4.62m x 2.84m) Range of floor to ceiling built-in cupboards with shelving, one housing Worcester boiler supplying domestic hot water and central heating (not tested), range of matching wall and floor units with pre-formed stone work surface, space and plumbing for washing machine and tumble dryer, double glazed frosted window to side aspect, ceiling coving, fluorescent tube lighting, matching tiled flooring, work surface with single drainer stainless steel sink unit with mixer tap and cupboards under, stable style door leading to:

REAR LOBBY

6' 10" x 6' 1" (2.08m x 1.85m) Tiled flooring, matching stable style door leading to rear garden with windows on three aspects.

FIRST FLOOR

Galleried balustrade landing overlooking hallway, ceiling coving and cornicing, double glazed window to front aspect with radiator under, wall lights, large built-in airing cupboard with range of shelving and hot water cylinder.

BEDROOM 1

18' 6" x 17' 9" (5.64m x 5.41m) Double glazed wood surround window to rear aspect overlooking garden with double radiator under, arched opening leading to dressing room, door to en-suite bathroom, ceiling coving and cornicing.

EN-SUITE BATHROOM

12' 3" x 7' 10" (3.73m x 2.39m) Double glazed frosted window to side aspect with plantation shutter blinds and radiator under, granite work surface with cupboards under and to either side,

mirror over with pelmet lighting, inset Savoy sink unit with mixer tap with range of shelving and drawers under, corner shower cubicle with curved door, chrome heated towel rail, fully ceramic tiled to walls and floor, ceiling coving and spotlights, extractor fan, panelled bath with telephone style mixer tap and shower attachment, concealed cistern w.c. with surface over and range of drawers to one side and cupboards to the other.

DRESSING ROOM

9' 8" (11' 8" max) to front of wardrobes x 7' 7" (9' 8" max) to front of wardrobes (2.95m x 2.31m) Range of built-in wardrobes to two walls measuring approximately 2' in depth with hanging space and shelving, wood surround double glazed window to rear aspect overlooking garden with radiator under.

BEDROOM 4

15' 6" x 12' 1" (4.72m x 3.68m) Wood surround double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, door to en-suite, door to large airing cupboard with hot water cylinder and range of shelving.

EN-SUITE BATHROOM

White suite comprising: panelled bath with mixer tap, shower attachment and screen over, tiled surrounds, extractor fan, ceiling spotlights, chrome heated towel rail, double glazed wood surround window to rear aspect overlooking garden, pedestal wash hand basin with mixer tap, mirror over with lighting and shaver point.

BEDROOM 3

14' 10" x 12' 10" (4.52m x 3.91m) Measurements taken from approximately 2' off floor level with eaves to front and side ceiling restricting headroom, radiator, skylight windows.

DRESSING ROOM

8' 9" x 8' 3" (2.67m x 2.51m) Wood surround double glazed window to front aspect with radiator under, doorway to bedroom, door to:

EN-SUITE BATHROOM

White suite comprising: panelled bath with hand grips, mixer tap and shower attachment, fully ceramic tiled splashback, close coupled w.c., heated towel rail, pedestal wash hand basin with mixer tap, tongue and groove panelling to half wall level, shaver point.

BEDROOM 2

17' 9" x 14' 0" (5.41m x 4.27m) Three wood surround double glazed windows to front aspect overlooking garden and driveway, two radiators, ceiling coving, door to:

EN-SUITE BATHROOM / DRESSING ROOM

11' 3" to front of built-in wardrobes x 5' 1" (3.43m x 1.55m) Double glazed bay window to side aspect with radiator under, tile flooring, range of floor to ceiling built-in wardrobes to one wall, arched opening leading to:

BATHROOM

White suite comprising: panelled bath mixer tap and separate shower over, tiled surrounds, close coupled w.c., pedestal wash hand basin with mixer tap, tiled flooring, ceiling spotlights.

OUTSIDE

To the rear is a raised patio area wrapping the whole width of the house with access to the sitting room and breakfast room, brick retaining walls and steps leading to rear garden, to the right hand side of the property is a further gated entrance and high pillared wall leading to further patio, access to garage with sloping pathway leading to garden which is enclosed by fence panelling, greenhouse, wooden built garden shed. To the lower level is a lawned garden with raised flowering borders and second set of steps, further large patio area, high hedges and mature shrubs, evergreens and bushes.

SUMMER HOUSE

9' 9" x 7' 1" (2.97m x 2.16m) Tiled flooring, twin doors to front aspect with covered veranda windows to either side.

STORE ROOM

7' 1" x 4' 4" (2.16m x 1.32m) Door to front aspect.

DOUBLE GARAGE

20' 9" x 18' 6" (6.32m x 5.64m) Twin up and over doors to front, pedestrian door to rear leading to garden, windows on two aspects, access to loft storage space.

AGENTS NOTES

Council Tax Band G – Winchester City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)

Flood Risk – Refer to - (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.

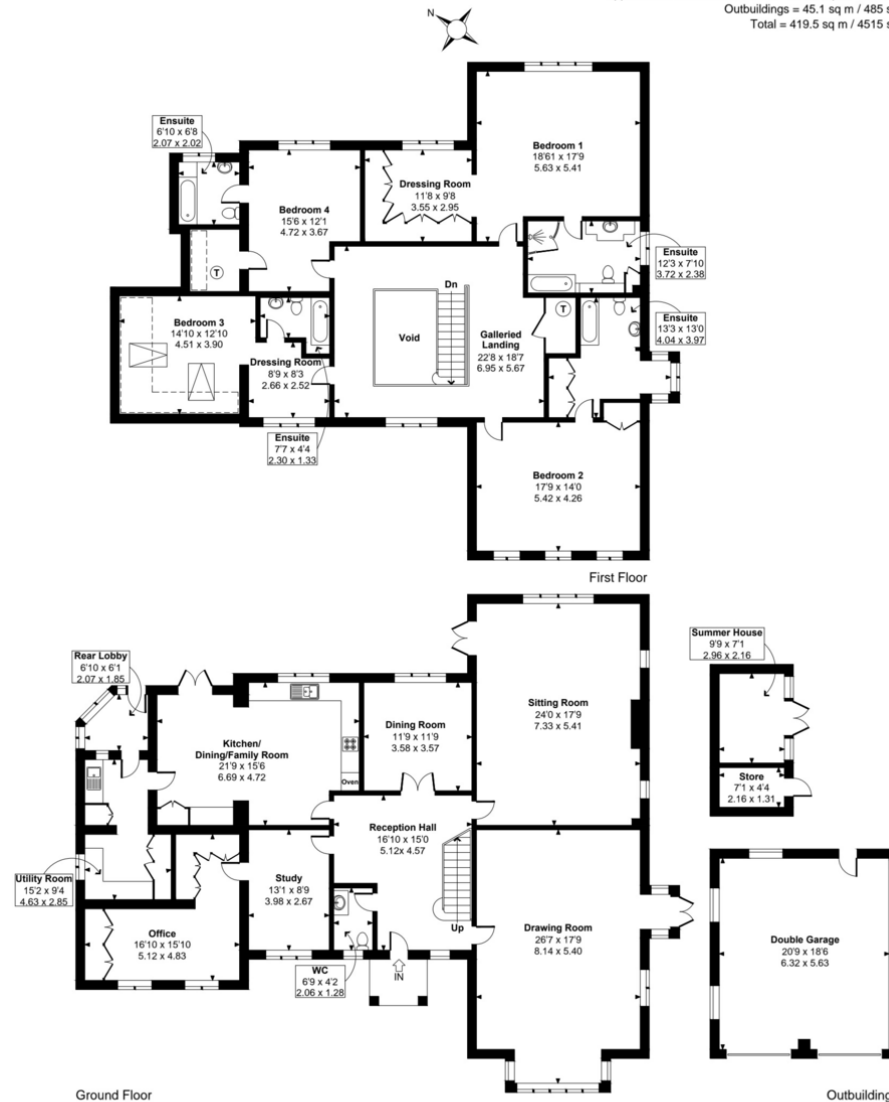


Forest Green, Lady Bettys Drive, Fareham

Approximate Gross Internal Area = 374.4 sq m / 4030 sq ft

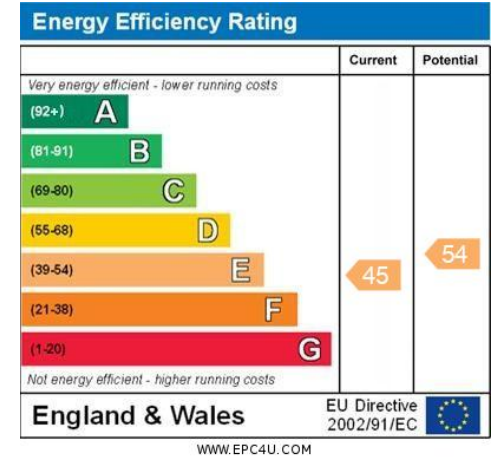
Outbuildings = 45.1 sq m / 485 sq ft

Total = 419.5 sq m / 4515 sq ft



□ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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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