

Lee-on-the-Solent Office

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EViMiZ Ranvilles Lane Fareham PO14 3DX

Price: £1,000,000 Freehold



* Unique design *

- * Versatile accommodation with up to six bedrooms and over 4500 sq. ft. of accommodation *
- * Large living room and dining area * Quiet and secluded position * Large plot * En-suite master *
* Kitchen Breakfast Room * Indoor swimming pool * Sauna *
- * Large Office Space * Double garage & ample parking * Established front and rear gardens *

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Directions:

Driving away from Fareham Town Centre along The Avenue (A27) continue until the left hand turn into Ranvilles Lane (before reaching Titchfield). Proceed down Ranvilles Lane, where the property can be found on the right hand side.

Agents Note

Located within the much sought after South-West of Fareham, within the boundaries of Titchfield Village Evimiz, meaning 'Our home', is well placed for the M27 and M3 motorways, railway connections to Winchester, London Waterloo, Portsmouth and Southampton. The property itself boasts a delightful indoor swimming pool & sauna as well as a vast separate office complex. An internal viewing is strongly recommended in order to appreciate the accommodation this property has to offer.

Sellers Note

"We first viewed it in 1986, but someone pipped us to the post and in 1990 we were thrilled when it came up for sale again. When we first saw the house, the basement was used as an annex for a teenage boy who used the cupboard under the stairs as a walk-in wardrobe, he had his own bathroom, bedroom and study, the study having a door into the garage. Now our sons have long since left home and our home is most definitely for a family, coming alive again as it does when our boys come to visit with their families. We shall certainly miss it"

Entry via steps to double opening solid hardwood doors, leading to:

Entrance Vestibule:

Double radiator, wall mounted telephone to security gate controls, coved ceiling with spotlighting, ceramic tiled flooring. Smoked plate glass doors leading to:

Entrance Hall:

Carpeted stairways to 1st and lower ground floors, radiator, exposed brickwork feature wall, thermostat and alarm control panel, coved ceiling.

Tempered Plate Glass Door Leading To:

Lounge: 22'1 x 15'1 (6.73m x 4.6m)

Three double-glazed windows to the front elevation, large fireplace with surround and display plinth, radiator, coved ceiling.

Formal Dining Area: 17'9 x 10'10 (5.41m x 3.3m)

Double glazed patio doors onto the rear garden, double glazed window to side elevation, radiator, coved ceiling.

Kitchen/Breakfast Room: 17' x 8'11 (5.18m x 2.72m)

Comprising a range of base and eye-level units with solid wood finish and tiled square edge work surfaces, stainless steel 1-and-a-1/2 bowl sink unit with mixer tap, electric Indesit fan-assisted oven, Bosch 4 ring gas hob and extractor over, recess for dishwasher, glazed courtesy door out to a patio, coved ceiling and tiled flooring.

First Floor Landing:

Airing cupboard housing linen shelving and twin hot water storage tanks. Radiator

Bedroom One: 12'1" x 11'10" (3.68m x 3.61m)

Double glazed patio doors out to a balcony and sun terrace. Fitted wardrobe units with mirrored doors. Double radiator. Telephone points. Cable and terrestrial television feeders.

En-suite Bath/Shower Room:

Comprising a suite of bath and enclosed shower cubicle, wash hand basin with tiled splash back, W.C and bidet. Double glazed window to rear elevation, twin shaving points and radiator.

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Sun Terrace: 22'9" x 20'3" (6.93m x 6.17m)

Accessed from the bedroom, this exceptionally private space to enjoy the sun, surrounded by an attractive array of mature plants and shrubs.

Bedroom Two: 10'7" x 10'5" (3.23m x 3.18)

Hanging rail, telephone points in addition to cable and television points.

Bedroom Three: 13'0" x 8'10" (3.96m x 2.69m)

Double glazed window to front elevation, radiator, double wardrobe with shelving and hanging rail, telephone points in addition to cable and television points.

Bathroom:

A suite comprising of panelled bath with mixer tap and power shower over, pedestal wash hand basin with mixer tap, W.C and bidet. Shaving point and radiator.

Stairs from entrance hall to lower floor

Hallway:

Built in storage cupboard with plus additional walk in larder cupboard with shelving. Radiators.

Sauna:

Solid pine surrounds with lighting and slatted seating areas.

Cloakroom:

Comprising corner wash hand basin and low level W.C., radiator, extractor, tiled surrounds.

Bedroom Four: 11'1" x 9'4" (3.38m x 2.84m)

Double glazed window to rear elevation, Spotlighting. Integral wardrobe with mirrored doors. Telephone points in addition to cable and television points.

Bedroom Five: 12'9" x 9'3" (3.89m x 2.82m)

Double glazed window to front elevation. Double radiator. Mirror fronted double wardrobe. Telephone points in addition to cable and television points.

Bedroom Six: 10'8" x 8'0" (3.25m x 2.44m)

Double glazed window to front elevation, radiators, storage units with shelving. Additional cupboard housing gas and electric meters. Telephone points in addition to cable and television points.

Bathroom:

Fitted with a matching suite comprising sunken tiled panelled bath with mixer tap, low-level WC., pedestal wash hand basin with mixer tap. Shower cubicle with Aqualiser shower, rail and curtain. Ceramic tiling. Wall panelling to one wall. Wall mounted mirror. Shaver point. Double radiator. Extractor fan.

Utility Room: 9'10" x 6'4" (3m x 1.93m)

Range of base and eye level units with roll edge work surfaces and tiled surrounds, stainless steel sink basin, double glazed door to the side courtyard plus additional door to rear courtyard, side storage area and garage. Wall-mounted gas boiler, recesses for washing machine and fridge-freezer. Tiled flooring.

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Office Complex: 22'8" x 20'2" (6.91m x 6.15m)

Comprising of sliding patio doors to side elevation leading to Mediterranean style paved patio and ornamental fish pond. Further glazed window overlooking the swimming pool, radiators, range of matching wall sliding units with storage areas behind and roll edged work surfaces with integrated fridge. Multiple power sockets, fourteen data and telephone points fed by three separate lines providing cable telecommunication links. Cable and television points. Door to:

Swimming Pool Complex: 49'5" x 32'0" (15.06m x 9.75m)

Pool measurements 32'6" x 18'4" (9.91m x 5.59m) Pool depth 9'6" (2.9m)

Indoor heated swimming pool with underwater lighting and twin water inlet feeders. Automated pool cover with specific space saver design and seating areas surrounding the pool. Seven radiators. Wall mounted air conditioning unit. Water tap. Double glazed windows to side and rear elevations plus double glazed sliding patio doors onto the rear garden. Access to:

Changing Area:

Cupboard housing wall mounted gas central heating boiler for the office and swimming pool complex. Padded seating area, radiator and double doors to:

Boiler Room:

Freestanding Teledynelaars gas boiler which heats the swimming pool water. Wall mounted gas central heating boiler for the office and swimming pool complex. Air conditioning, heating and pump control panels.

Outside of the property:

Sun Terrace: 22'9 x 20'3 (6.93m x 6.17m)

Accessed from the bedroom, this exceptionally private space to enjoy the sun, surrounded by an attractive array of mature plants.

To the Front:

The property is accessed via fully automated electronic hardwood gates triggered by underground sensors mounted on brick pillars either side with lighting over each brick buttress pillars. There is off-road driveway parking for many large vehicles in addition to;

Double garage:

Automatic radio-controlled electric up-and-over doors. Window to side elevation. Extensive shelving, courtesy door giving access to inner courtyard area. Up-and-over single rear door also giving vehicular access to the inner courtyard.

The front garden is incredibly private, boasting an attractive array of mature trees and shrubs. Lawned areas with seating and outside lights to the rear, with woodland areas at the front enhancing this private space. The property itself has external automatic lighting plus security lighting. Rockery area with side pedestrian access to the rear garden via ranch style gates. To the side of the property, there is an extensive covered wood and coal storage area and a further gate giving access to the coal bunkers and current wood stores. These covered areas also benefit from lighting and power points.

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Rear Garden:

Good size patio areas with raised planted areas and mature trees. Security lighting throughout the rear of the property. The rear garden is beyond trellised fencing and is mainly laid to lawn enclosed with mature trees, shrubs and flowers. A patio and a tiled BBQ area are located immediately outside the dining room enjoying an elevated position with power socket and lighting and shingled work areas with teak wood seating. The raised patio continues with steps leading to the main rear garden. Outside water, tap with hoses, power switches and lighting. Further steps leading to the raised sun terrace with further lighting, power points and other seating areas.

EPC: D61

Fareham Council Tax Band: G

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL2247

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 3487.51 sq ft. (423m²)