

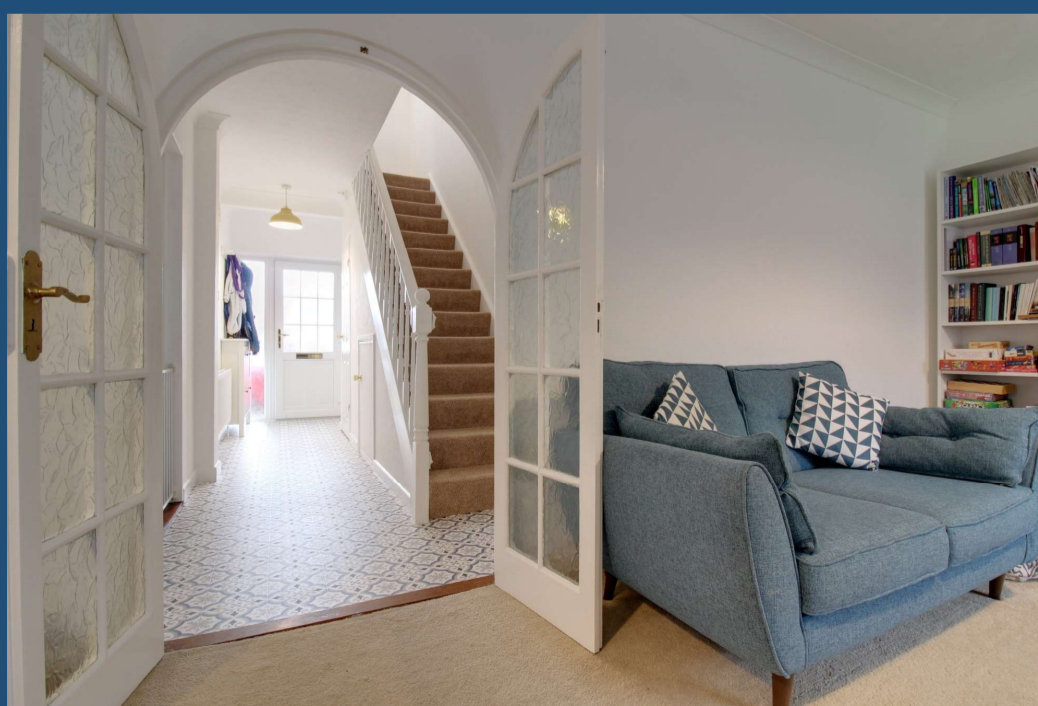


**Guide Price £395,000**


**Freehold**

**28a Oaklands Way, Titchfield Common**

**Fareham, Hampshire PO14 4LE**



## Quick View

	3 Bedrooms		Garage
	2 Living Rooms		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Driveway Parking		Council Tax Band E

### Reasons to View

- With three double bedrooms and over 125sqm of accommodation this is a very spacious home that you can grow into over the years to come.
- Just over half a mile on foot to St. John's primary school makes this an ideal spot for families who prefer not to have to use the car for the school run.
- Two bathrooms and a ground floor cloakroom will mean no queues here in the morning!
- Caravan or boat owners will love that there's plenty of space on the driveway here, as well as a garage for storage.
- The insulated conservatory makes a perfect work from home space, with a lovely view of the garden.
- It's just 1.5 miles to your local Waitrose at the Locks Heath Centre, that's 5 minutes in the car or 30 minutes (mostly) along the pink paths if you want to walk the dog at the same time.

### Description

One of the lovely things about Oaklands Way is how far off the road the houses are set, it gives a real feeling of space as you drive into the street. At the end of the street the fields and countryside lead all the way down to the Solent so we hope you'll enjoy finding your favourite walks at the weekends.

The shingle driveway leads to an integral garage, which could be converted (SPP) if you want more living space in the future. There is access to the side with a useful porch off the kitchen. The rear garden is laid to lawn and enclosed by panel fencing. The paved patio area has timber pergola over.

Internally the spacious hallway has attractive and practical vinyl flooring and a built in storage cupboard perfect for the Hoover. There is a downstairs cloakroom saving you trips up and down the stairs! As you look down the hall your eye is drawn to the arched double doorway through to the living room which spans the width of the house. The stone feature fireplace is a real focal point and there is plenty of space for dining as well as the lounge suite. Off the dining area is the conservatory, the insulated roof giving a more substantial feel to the room and more useable year round. The kitchen/breakfast room has a view out to the front and a side porch accessing the garden. It is fitted with painted wall and base units with spaces for all your appliances. Tiled surround and some exposed brickwork pillars give a cottage feel to the space which also has room for a small table if you wish.

The first floor landing is light and bright with a large window to the front, the loft is part boarded and there is a fitted ladder and loft light too. The main bedroom has fitted wardrobes and an ensuite shower room. Bedroom two is a generous double bedroom and the third bedroom could easily accommodate a double too. The family bathroom is fitted with a four piece suite including a shower cubicle and is a very generous size.

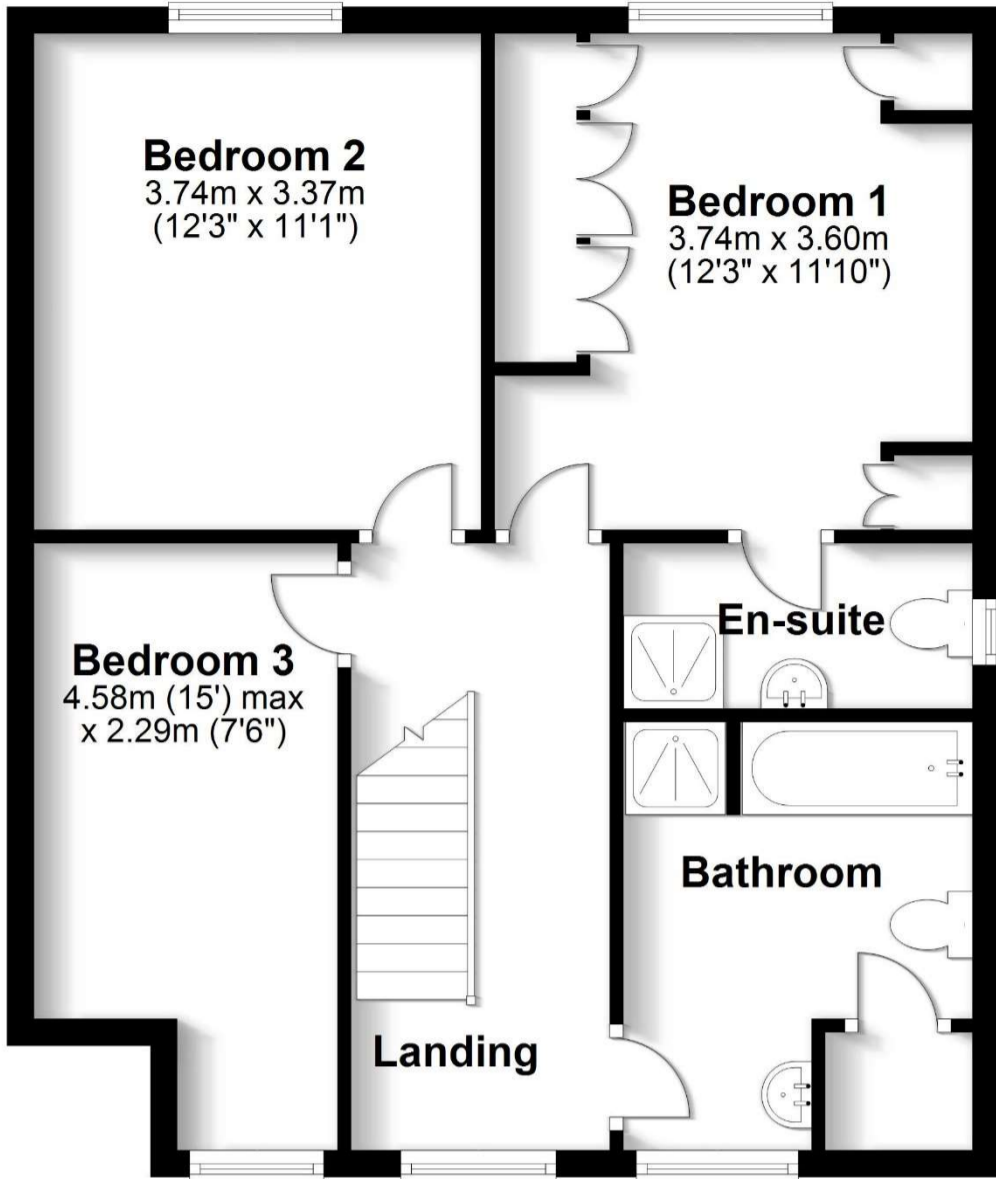
Please take a look at the video tour and if you would then like to view we'd love to hear from you to book an appointment.

### Directions

<https://what3words.com/bombshell.again.brochure>

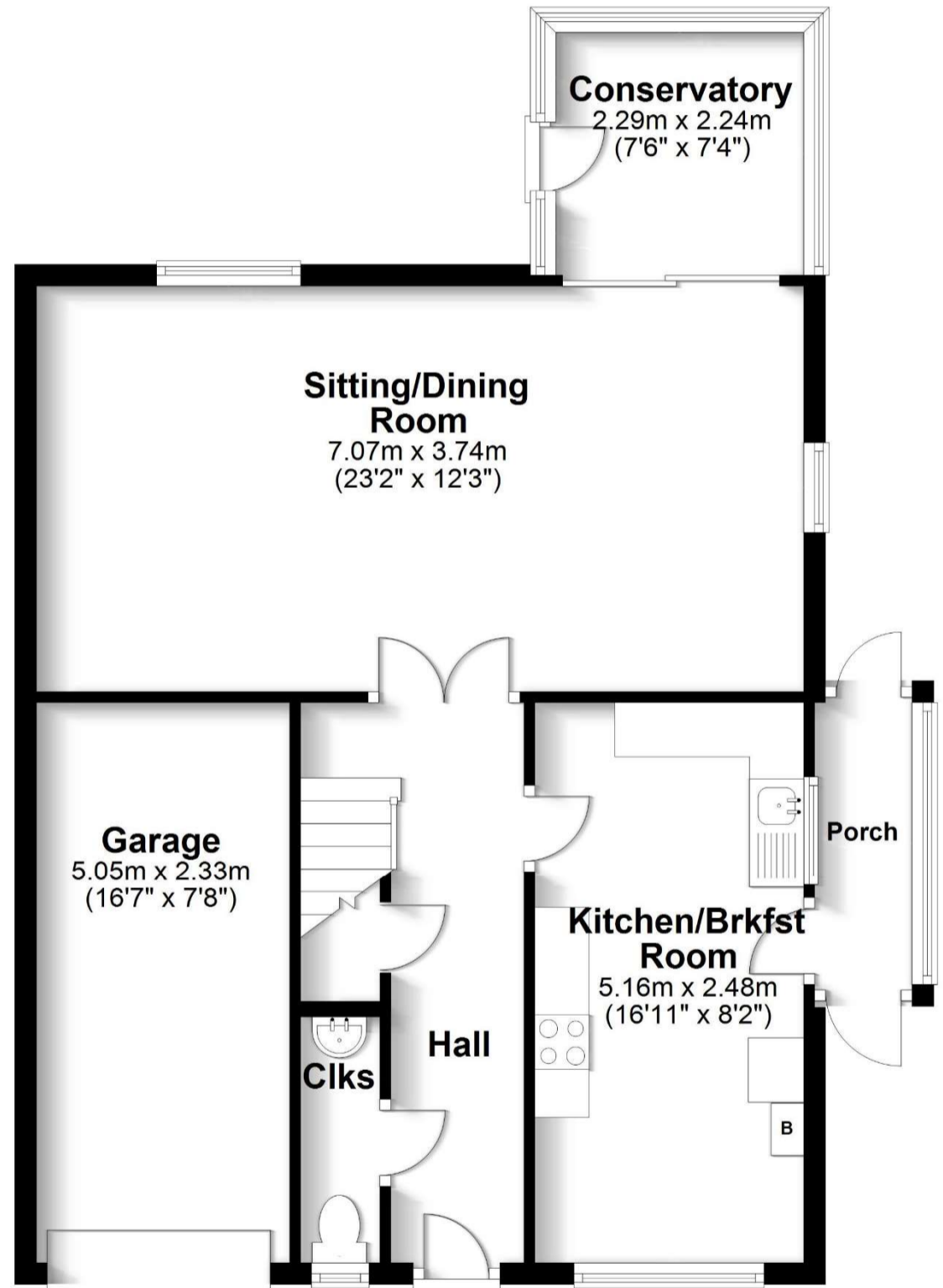
## First Floor

Approx. 54.2 sq. metres (583.0 sq. feet)



## Ground Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 125.8 sq. metres (1354.1 sq. feet)

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