











£965,000
Freehold

White Lodge, 119 The Avenue
Fareham, Hampshire PO14 3DP



Quick View

	5 Bedrooms		Double Garage
	3 Living Rooms + Conservatory		2 Bathrooms + Cloaks
	Detached House		EPC Rating D
	Driveway Parking		Council Tax Band G

Reasons to View

- Could you be the next guardians of this wonderful slice of history? It's time for this home to be passed on to the next family.
- Your guests will be wowed by the fabulous reception hallway with its gorgeous original brick fireplace, the perfect spot for a traditional Christmas tree.
- Beautifully fitted shaker style kitchen breakfast with peninsular breakfast bar, large range oven and butler sink with a pantry off.
- Large first floor landing with stained glass laylight allowing the natural light to flood through and leading to the five double bedrooms.
- As well as the double garage there is extensive driveway parking with plenty of room to turn around and easy access off the A27 with traffic lights right outside.
- Overall the plot measures 0.26 of an acre with a southerly rear garden and a further side garden, ideal for the kids to play.

Description

Built in 1924 this splendid home retains many period features including extravagant fireplaces to the reception rooms and a stained glass laylight to the landing. The property is beautifully presented and has been lovingly cared for by the current owner since 1997, with a new roof in 2022, so we hope there will be no major expenses to surprise you.

Set back from The Avenue and screened by fencing and a mature hedgerow, double gates open onto the shingle driveway allowing parking for numerous vehicles, perfect for a multi-car home or when the kids start driving in the future. Timber double doors open into the porch with tiled floor and leaded light windows and front door opening into the reception hall. Imagine the effect of a glowing fire in the grate of this fabulous brick fireplace would have when welcoming guests. The formal sitting room features an art deco style fireplace with pillared surround and a lovely, curved bay overlooking the rear garden with fitted window seat. The separate snug will be the perfect venue for a cosy night in or could serve as a study for those who require a work from home space. Family feasts can be enjoyed in the dining room which has another gorgeous fireplace featuring extraordinary, curved brickwork and a large wooden mantle. A door leads into the conservatory which accesses the garden via double doors.

Enjoying a view to the front of the property the kitchen/breakfast room was enlarged and refitted in 2018. Shaker style units topped with oak block worktops host an integrated dishwasher, under counter fridge and a Rangemaster Professional Range Cooker with five ring induction hob. The peninsular unit offers a great spot to sit and chat to the chef whilst dinner is prepared and there is a walk-in pantry where you'll find the central heating boiler which was replaced at the same time as the kitchen refurbishment. A stable door leads to a small courtyard with personnel door to the garage and access to the laundry room, with door to the garden.

The staircase rises to a large landing, which we believe may originally been even larger and galleried over the reception hall, even so it is very impressive with natural light flooding through the stained glass laylight from the skylight above. There are five bedrooms here, the primary benefitting from its own en-suite bathroom with four-piece suite including a double end bath and large shower cubicle. All of the bedrooms are generous double rooms, two have vanity units, and share the family bathroom which is also fitted with a four-piece suite with walk in shower.

The overall plot measures a smidge over a quarter of an acre, with gardens to both the rear and side. The more formal lawned rear garden is south facing and well screened with mature shrubs and conifers giving privacy to the patio area. The side garden has a further patio area and access gate to the driveway as well as a side door into the double garage. It is home to a magnificent beech tree, making the perfect support for a swing for the children, there is no evidence of any tree preservation order.

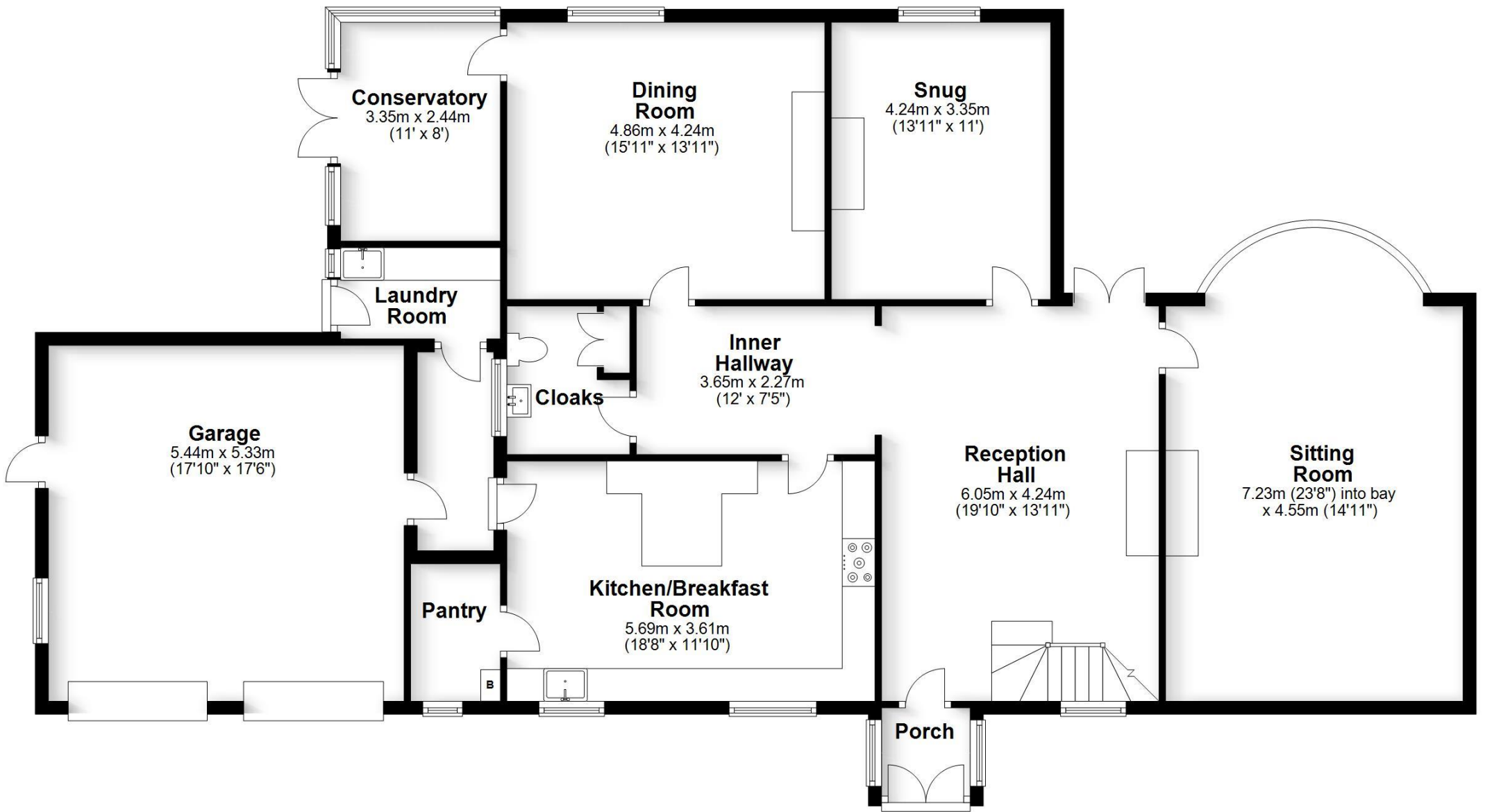
Being on the A27 there is easy access into Fareham or up to the M27 making the morning commute that little bit easier. Historic Titchfield village is just a half mile walk away where you will find a couple of pubs and local shops for your day-to-day essentials.

Directions

<https://what3words.com/newlyweds.dates.earmarked>

Ground Floor

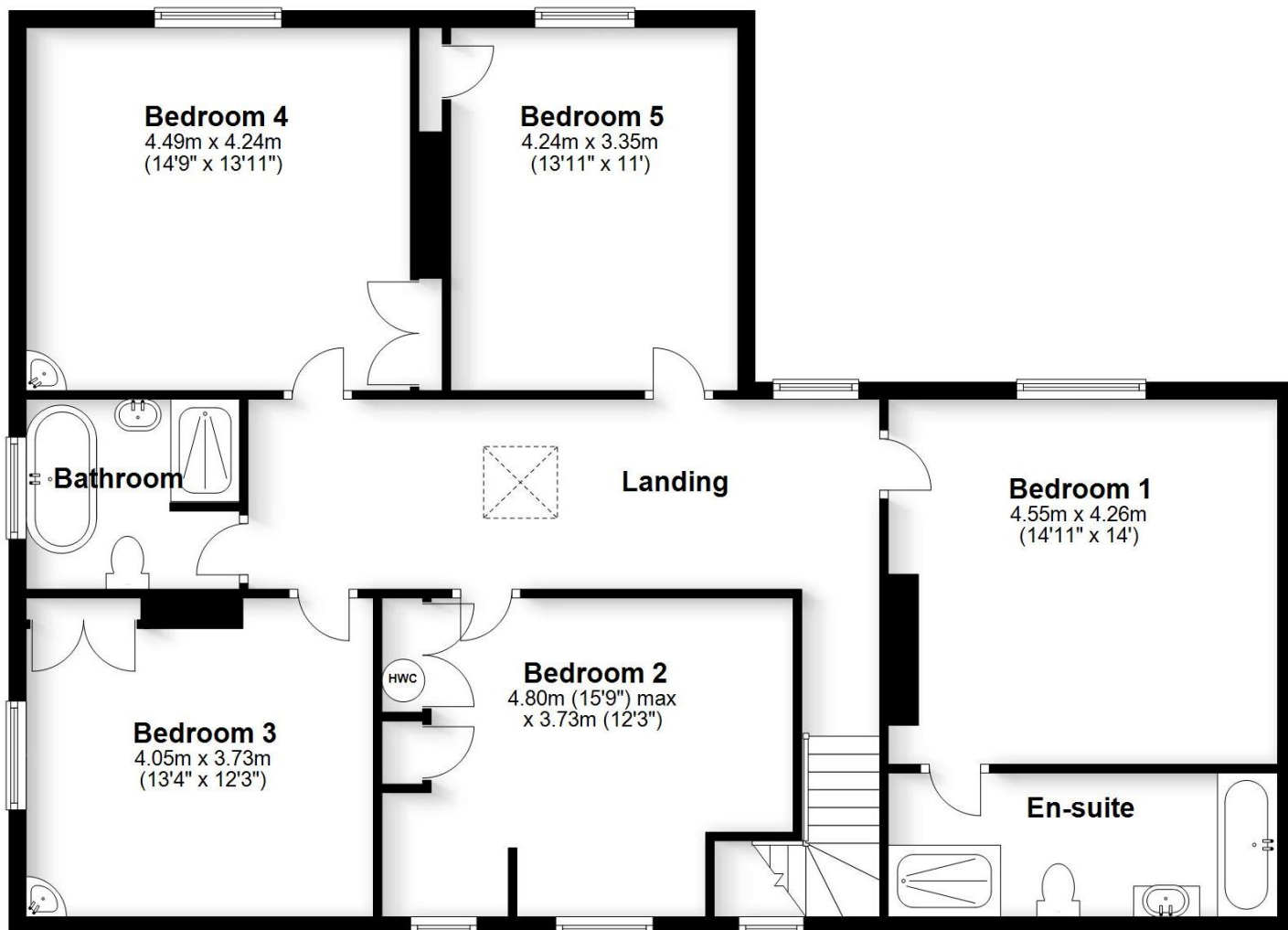
Approx. 142.0 sq. metres (1528.7 sq. feet)



Total area: approx. 266.3 sq. metres (2866.1 sq. feet)

First Floor

Approx. 124.2 sq. metres (1337.4 sq. feet)



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