



**Guide Price £335,000**

**Freehold**

**331 Warsash Road, Titchfield Common  
Fareham, Hampshire PO14 4LS**



## Quick View

	3 Bedrooms		No
	1 Living Room + Conservatory		1 Bathroom
	Terraced House		EPC Rating TBC
	Driveway Parking		Council Tax Band C

### Reasons to View

- Looking for somewhere with a bit of character? This pre-war home has bags of it and is just a little bit quirky.
- Super social open-plan layout to the ground floor, with underfloor heating below the practical light wood style vinyl flooring.
- Take an easy commute down the garden to the 6m timber cabin, complete with air conditioning it's the perfect spot to work from home.
- Whether you have a caravan, boat & trailer or just lots of cars there is plenty of parking here for all of them.
- Hop onto the Bridleway opposite and enjoy the walks down to Warsash Common or Chilling beach.
- St John's Primary & Brookfield Secondary are your catchment Schools, and older teens can easily bus to Fareham College.

### Description

Set back off the road with shingle and block paving there is parking for numerous vehicles at the front of the house here, double gates mean you can close part of it off for extra security too. There's a covered porch with the front door opening into a small hall area which in turn leads to the living room. Fitted window shutters give a stylish look to the room which is open to the kitchen/dining area. A double butler sink is fitted into a shaker style unit with wooden work top and drainer, continuing the cottage style theme there is a freestanding range style oven. Spanning the rear of the house is a useful conservatory leading on to the garden.

On the first floor there are three bedrooms, the primary at the front has a period feature fireplace and fitted cupboard to the chimney recess. The other bedrooms overlook the rear garden and are separated by the shower room which has been refitted to a high standard with timber effect tiling to the walls and a walk-in shower with glass screen, rainfall and handheld shower heads. In all the bedrooms there is wood effect laminate flooring and the windows have fitted shutter blinds.

The plot measures approx. 120' (36.5m) in length, giving a good sized rear garden which is hard landscaped with concrete patio, block paved path and artificial lawn area. There is a composite shed as well as a timber chalet for storage. At the end of the garden is a 6m timber cabin with power and air conditioning. There is an alleyway between the houses to give pedestrian access from the front.

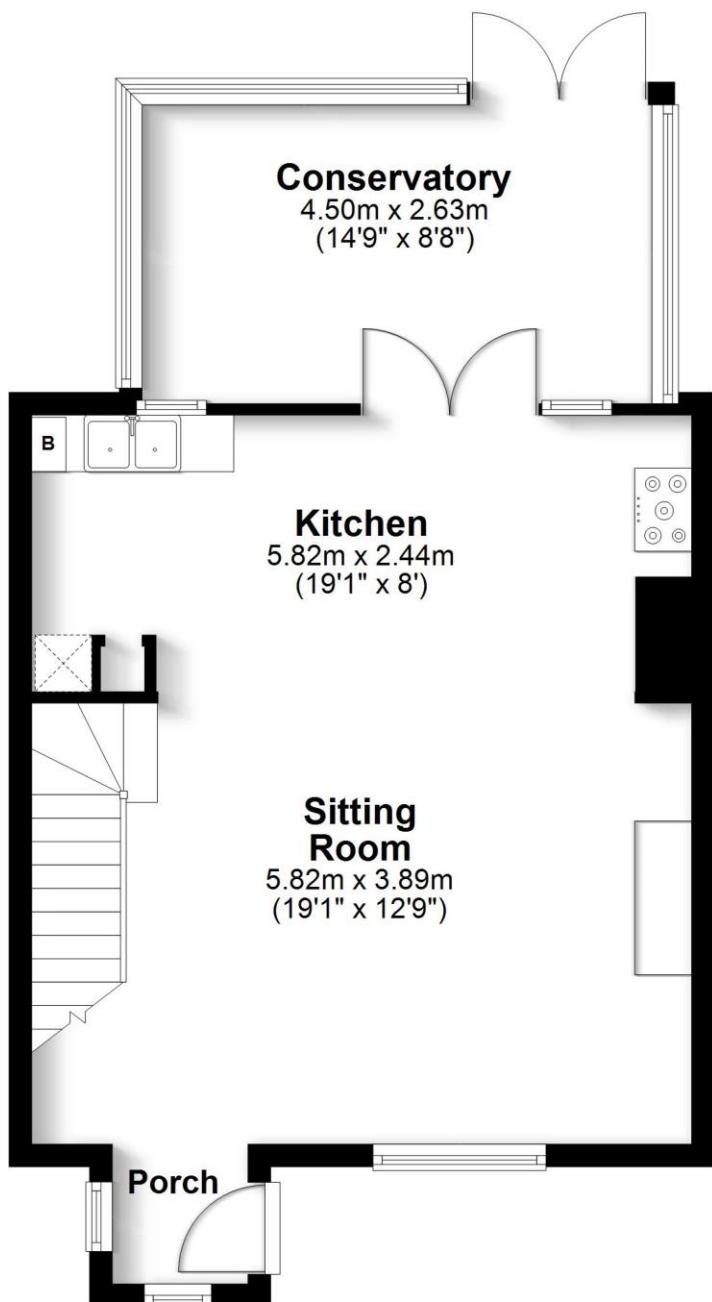
The current owners have happily lived at the property for over 25 years and, during that time, have operated a successful and fully licensed dog breeding business from home. Homes with this much outside space, parking and versatility are rarely available, particularly with the added benefit of a substantial garden and useful outbuildings. Please contact Robinson Reade to arrange your appointment to view — we would be delighted to show you around.

### Directions

<https://what3words.com/blurs.casually.ocean>

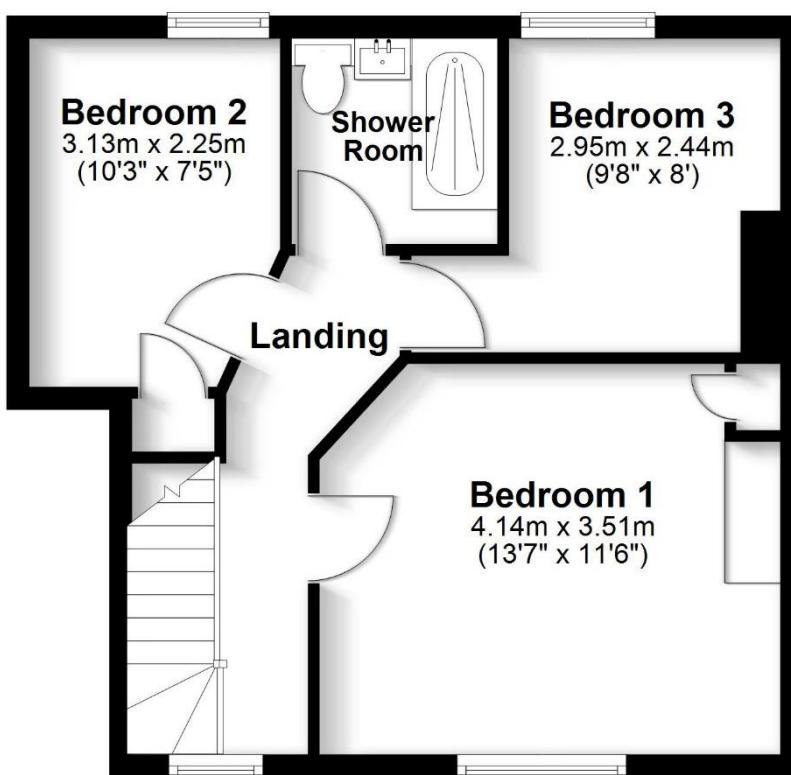
## Ground Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



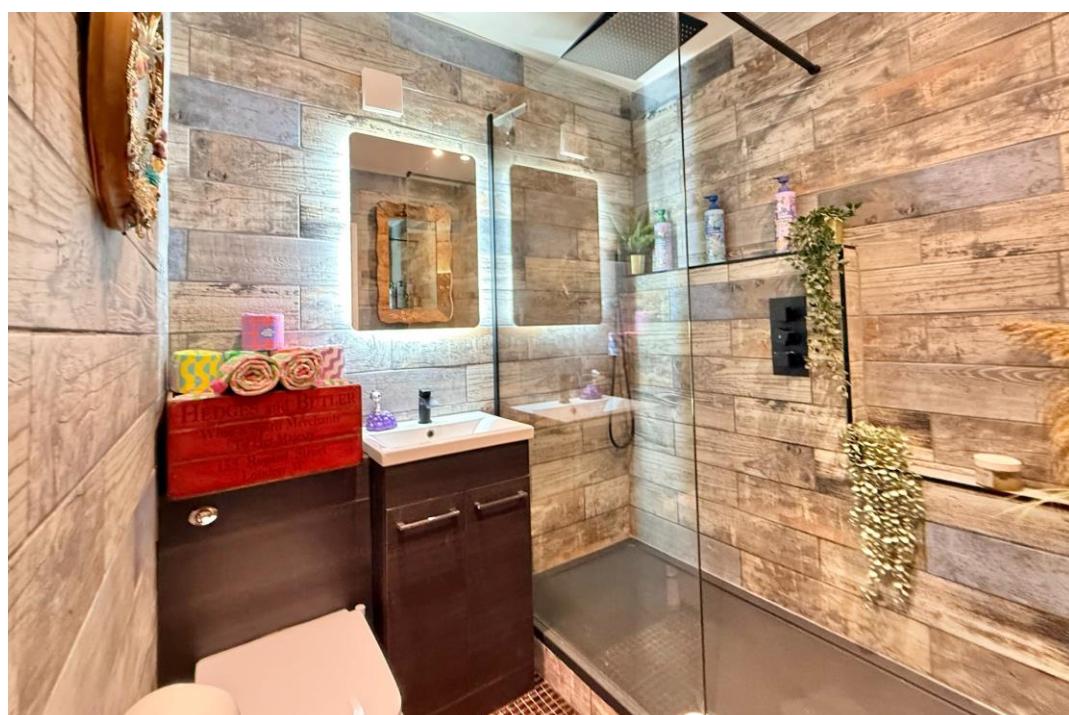
## First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)

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