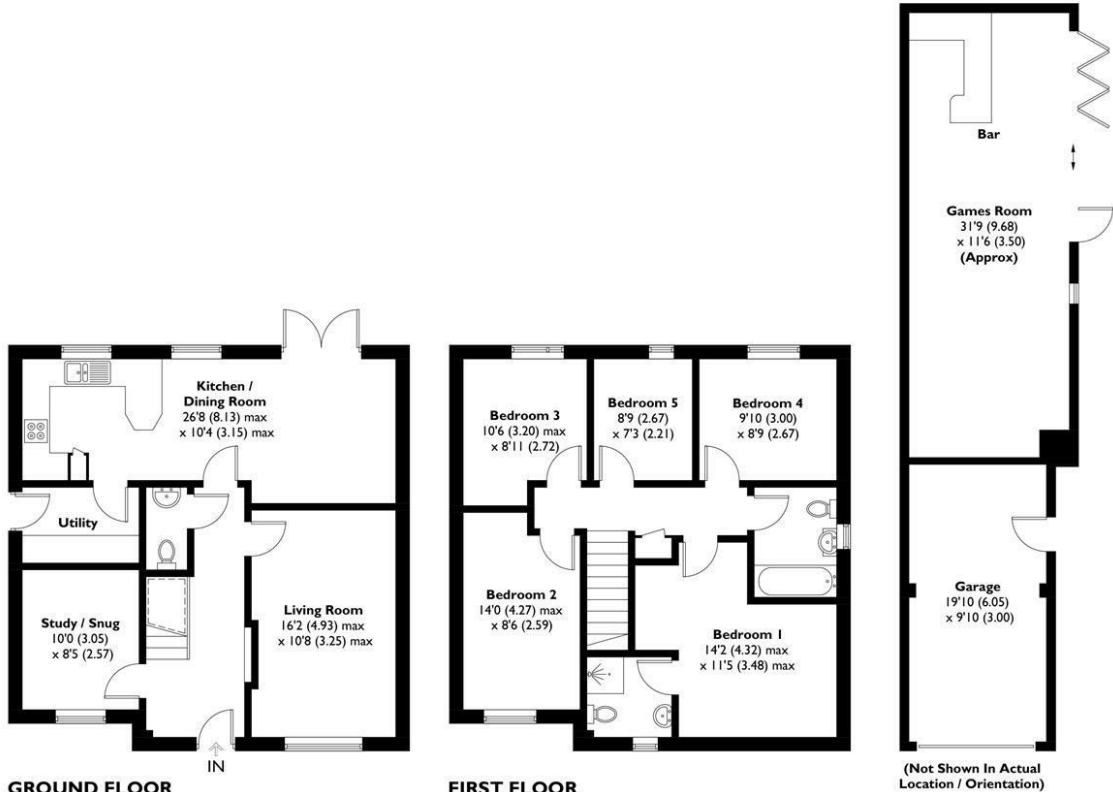




Floor Plan

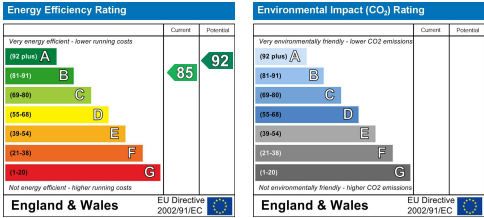


APPROXIMATE GROSS INTERNAL AREA = 1417 SQ FT / 131.7 SQ M
OUTBUILDING = 565 SQ FT / 52.5 SQ M
TOTAL = 1982 SQ FT / 184.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1204048)
Produced for Castles Estate Agents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



74 Southfields
Fareham, PO16 9FG

We are pleased to welcome to the market this exceptional five bedroom detached property with off road parking and detached garage situated on one of the largest plots available in Southfields, Portchester.

The property is immaculate throughout and to the front of the property are two reception rooms. The larger of the two is the main lounge featuring electric fireplace and tv mounted to the wall. A snug/study is across the hallway. The rear of the property benefits from a modern fitted kitchen open plan to dining space also offering access into utility room and downstairs w/c. The kitchen boasts quartz worktops, integrated Neff appliances and french doors opening onto the huge garden space.

Moving upstairs there are five bedrooms in total and a modern family bathroom. The primary bedroom benefits from an en-suite shower room.

Externally the rear garden is a very generous size, is predominantly South facing and made up of paving and astro turf. The games room/bar features bi-fold doors opening all the way across making it a great place for entertaining. To the side of the property is parking for 4 vehicles and a detached garage.

This home still benefits from the 10 year NHBC warranty.

For more information or to arrange a viewing on this large family home please call Castles today.

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- FIVE BEDROOMS
- DETACHED
- DETACHED GARAGE
- BAR & GAMES ROOM
- ONE OF THE LARGEST PLOTS ON THE ESTATE
- TWO BATHROOMS
- LARGE GARDEN
- OFF ROAD PARKING FOR 4 CARS
- QUIET CUL-DE-SAC LOCATION
- IMMACULATE THROUGHOUT

LIVING ROOM
16'0" x 10'5" (4.9 x 3.2)

STUDY / SNUG
9'10" x 8'2" (3.0 x 2.5)

KITCHEN DINER
26'6" x 10'2" (8.1 x 3.1)

UTILITY

W/C

BEDROOM ONE + EN-SUITE
14'1" x 11'1" (4.3 x 3.4)

BEDROOM TWO
13'9" x 8'2" (4.2 x 2.5)

BEDROOM THREE
10'5" x 8'10" (3.2 x 2.7)

BEDROOM FOUR
9'10" x 8'6" (3.0 x 2.6)

BEDROOM FIVE
8'6" x 7'2" (2.6 x 2.2)

BATHROOM

GARAGE
19'8" x 9'10" (6.0 x 3.0)

BAR & GAMES ROOM
31'5" x 11'5" (9.6 x 3.5)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we

can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

