

OFFERS IN EXCESS OF
£875,000
60 The Thicket
Down End, PO16 8PZ

A rare opportunity to acquire this unique four bedroom detached chalet bungalow, occupying an impressive 0.5-acre plot in the highly sought-after Down End area. Specifically built for and retained by the builder upon completion of The Thicket and The Spinney, the property offers generous proportions, versatile accommodation and considerable potential! The ground floor comprises a spacious hall, two reception rooms, a fitted kitchen, family bathroom, a large full-length conservatory and three bedrooms on the ground floor. The first floor provides a further bedroom, shower room and additional sitting area, offering excellent flexibility for family living. Outside, the property boasts mature gardens, extensive driveway parking for in excess of 10 vehicles and a double garage with potential for conversion above, subject to the necessary consents. A truly distinctive home offering generous proportions, a wealth of potential and an exceptional plot in a desirable location.

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PORCH 3' 10" x 7' 4" (1.17m x 2.24m)

ENTRANCE HALL 16' 0" x 18' 11" (4.88m x 5.78m)

STUDY 14' 1" x 8' 5" (4.30m x 2.57m)

LOUNGE 16' 11" x 15' 9" (5.17m x 4.82m)

CONSERVATORY 28' 0" x 15' 4" (8.54m x 4.69m)

DINING ROOM 12' 6" x 16' 5" (3.83m x 5.01m)

KITCHEN 9' 6" x 18' 1" (2.91m x 5.52m)

BEDROOM THREE 13' 3" x 12' 4" (4.04m x 3.77m)

BATHROOM 10' 4" x 8' 10" (3.15m x 2.70m)

BEDROOM TWO 13' 9" x 15' 2" (4.21m x 4.64m)

LANDING

BEDROOM ONE 17' 7" x 10' 11" (5.36m x 3.33m)

SHOWER ROOM 5' 10" x 4' 10" (1.79m x 1.48m)

AIRING CUPBOARD

LOFT SPACE Approx. 18' 0" x 18' 8" (5.5m x 5.7m)

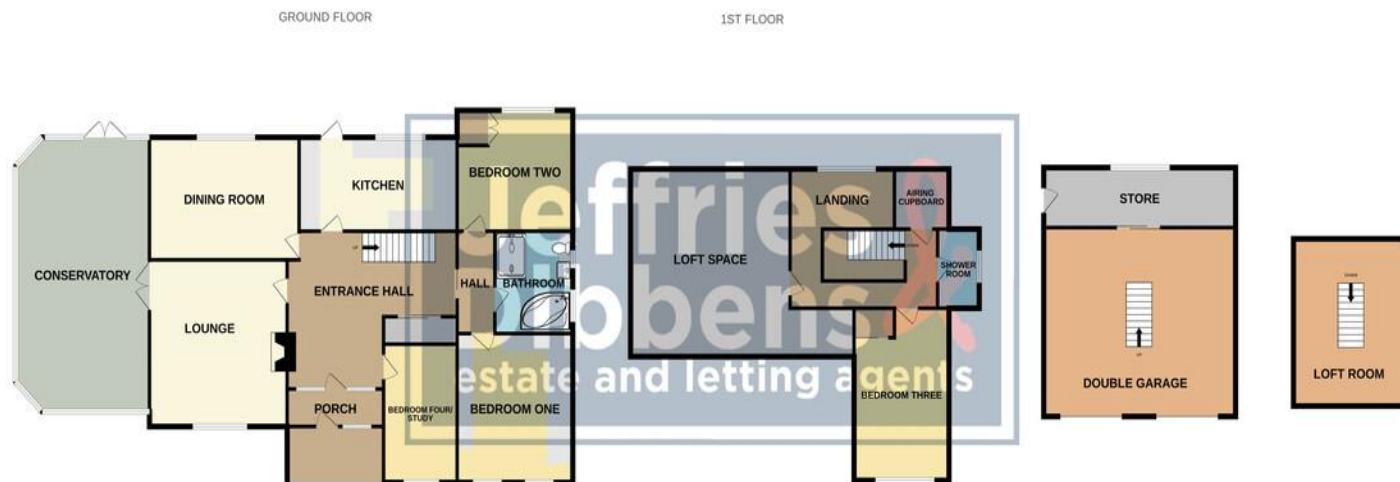
LARGE REAR GARDEN

DOUBLE GARAGE 19' 3" x 22' 0" (5.89m x 6.71m)

STORE 6' 2" x 22' 0" (1.90m x 6.72m)

UPSTAIRS 17' 1" x 13' 1" (5.21m x 4.00m)

LARGE DRIVEWAY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk