

Floor Plan

APPROXIMATE GROSS INTERNAL AREA = 1752 SQ FT / 162.8 SQ M  
GARAGE / BAR / SUMMER HOUSE = 421 SQ FT / 39.1 SQ M  
TOTAL = 2173 SQ FT / 201.9 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 (ID746180)  
Produced for Castles Estate Agents



**66 Winnham Drive**  
Fareham, PO16 8QG

Castles are pleased to welcome to the market this beautiful five/six bedroom detached house spread over three floors with a double garage and abundance of off road parking.

The property was newly built in 2004 and is situated in the popular Portchester location of Winnham Drive.

Upon entering the property you are welcomed by a spacious entrance hall with access to the lounge, storage and downstairs w/c. Moving through to the rear you are greeted by a large open plan kitchen diner featuring AEG appliances, with access to the utility room and views out overlooking the sunny south facing garden. The garden is a fair size, easily maintained with a border of perennial plants and benefits from a large summer house that features your very own garden pub. This is surrounded by a decked area which is perfect to sit out in the summer evenings. It is partially insulated with inside and outside electric points and lighting.

Stepping up to the first floor you have four bedrooms all capable of having double beds, one with en-suite and a family bathroom. Bedroom two features a walk in cupboard with lights and bedroom five also has an extra large walk-in cupboard. On the top floor you have a master suite, ensuite bathroom, large walk in cupboard space and a dressing room/bedroom six.

This property is not one to be missed and will make an amazing family home.

The property is within the Cams School catchment.

For more information or to arrange a viewing please call Castles today.

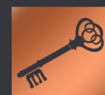
**Offers in excess of £575,000**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	<b>94</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-19) <b>B</b> (00-09) <b>C</b> (10-19) <b>D</b> (20-29) <b>E</b> (30-39) <b>F</b> (40-49) <b>G</b>	<b>94</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# 66 Winnham Drive

Fareham, PO16 8QG



- DETACHED
- DOUBLE GARAGE
- SPREAD OVER THREE FLOORS
- POPULAR PORTCHESTER LOCATION
- SOUTH FACING GARDEN
- FIVE/SIX BEDROOMS
- OFF ROAD PARKING FOR SIX VEHICLES
- NEWLY BUILT IN 2004
- LARGE SUMMER HOUSE BAR
- AN IMPECCABLE FAMILY HOME

## LOUNGE

16'11" x 12'0" (5.18 x 3.66)

## KITCHEN / DINER

24'11" x 12'0" (7.62 x 3.66)

## UTILITY ROOM

## DOWNSTAIRS W/C

## BEDROOM ONE

14'0" x 12'0" (4.27 x 3.66)

## BEDROOM TWO

12'5" x 8'9" (3.81 x 2.69)

## BEDROOM THREE

11'5" x 9'4" (3.48 x 2.87)

## BEDROOM FOUR

8'9" x 7'10" (2.67 x 2.39)

## BATHROOM

## MASTER BEDROOM

16'4" x 12'0" (5 x 3.66)

## EN-SUITE

## DRESSING ROOM/BEDROOM SIX

8'9" x 8'5" (2.67 x 2.57)

## 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.

## 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.

