


Approximate Area = 1617 sq ft / 150.2 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1795 sq ft / 166.7 sq m
For identification only - Not to scale



We are pleased to welcome to the market this heavily extended five bedroom family home situated on a large corner plot in Winnham Drive, Portchester, Fareham.

The property is extremely well presented throughout and the ground floor consists of an entrance hall with access to downstairs w/c and utility, a huge living room measuring 7 metres in length with french doors opening onto the garden. An open plan modern fitted kitchen diner with island leads into the spacious rear extension featuring roof lantern and french doors leading you to the garden. Lots of windows present so an abundance of natural light floods the home.

Moving upstairs there are five bedrooms in total and a family bathroom. There are also stairs up into the loft space.

Externally the rear garden is a generous size featuring, lawns, paved seating areas and at the bottom a decked BBQ area under a pergola, perfect for entertaining.

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

Asking price £500,000

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

Technology	Current Rating	Potential Rating
Very efficient < lower running costs	72 (plants) A	82
(51-71) B		
(39-50) C		
(25-38) D		
(19-24) E		
(12-18) F		
(1-11) G		

Not energy efficient > higher running costs

EU Directive 2002/93/EC

Environmental Impact (CO₂) Rating

Technology	Current Rating	Potential Rating
Very environmentally friendly < lower CO ₂ emissions	62 (plants) A	82
(41-61) B		
(29-40) C		
(19-28) D		
(9-18) E		
(1-8) F		
(1-8) G		

Not environmentally friendly > higher CO₂ emissions

EU Directive 2000/61/EC

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- FIVE BEDROOMS
- REAR EXTENSION WITH ROOF LANTERN
- OUTSIDE KITCHEN & BBQ AREA
- EXCEPTIONAL FAMILY HOME
- DOUBLE STOREY SIDE EXTENSION
- LARGE CORNER PLOT
- WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS

LIVING ROOM
23'11" x 11'9" (7.3 x 3.6)

KITCHEN DINER
25'7" x 15'1" (7.8 x 4.6)

SUN ROOM
13'5" x 12'1" (4.1 x 3.7)

UTILITY & WC

BEDROOM ONE
13'9" x 12'1" (4.2 x 3.7)

BEDROOM TWO
12'1" x 10'9" (3.7 x 3.3)

BEDROOM THREE
11'5" x 8'10" (3.5 x 2.7)

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

BEDROOM FIVE
10'5" x 5'6" (3.2 x 1.7)

BATHROOM

LOFT SPACE
14'5" x 11'5" (4.4 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.

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.

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.

