

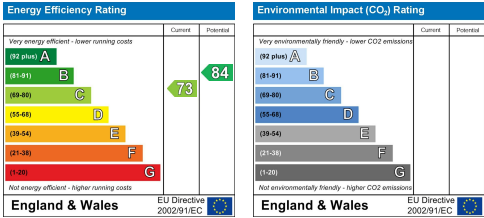


Floor Plan



TOTAL FLOOR AREA: 2219 sq.ft. (206.1 sq.m.) approx.
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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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.



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18 Cornaway Lane
Fareham, PO16 9DB

We are pleased to welcome to the market this exceptional four bedroom detached property with off road parking and 150 ft rear garden located in Cornaway Lane, Portchester.

The ground floor of the home features a spacious entrance hallway, two generous size rooms to the front which can be utilised as bedrooms or reception rooms depending on your requirements. There is large room currently being used as a kids playroom which opens into the open plan family room featuring kitchen, dining and sitting room all combined. It's a wonderful space offering lots of natural light via the skylight and windows overlooking the substantial garden. A modern family bathroom completes the ground floor accommodation.

Moving upstairs there are two double bedrooms both benefiting from en-suite shower rooms.

Externally there is off road parking to the front for four vehicles. The rear garden measures 150ft approximately in length and features a paved patio area directly behind the property. There is a large brick built outbuilding, a summer house which features a gym area and at the very bottom a bar with further patio seating.

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

Offers over £585,000

18 Cornaway Lane
Fareham, PO16 9DB



- FOUR BEDROOMS
- THREE BATHROOMS
- OFF ROAD PARKING FOR FOUR CARS
- DETACHED GARAGE
- SUMMER HOUSE / GYM & BAR
- 150 FT REAR GARDEN
- OPEN PLAN KITCHEN DINER
- CLOSE TO LOCAL SHOPS

KITCHEN/DINER & FAMILY ROOM

11'9" x 24'3" + 23'11" x 10'5" (3.6 x 7.4 + 7.3 x 3.2)

RECEPTION ROOM

11'9" x 11'9" (3.6 x 3.6)

BATHROOM

5'6" x 8'2" (1.7 x 2.5)

BEDROOM 1 + EN-SUITE

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

BEDROOM 2 + EN-SUITE

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

BEDROOM 3

11'9" x 13'5" (3.6 x 4.1)

BEDROOM 4

11'9" x 12'1" (3.6 x 3.7)

OUTBUILDING

8'6" x 32'1" (2.6 x 9.8)

GYM

13'5" x 11'5" (4.1 x 3.5)

BAR

12'5" x 9'2" (3.8 x 2.8)

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.

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.

