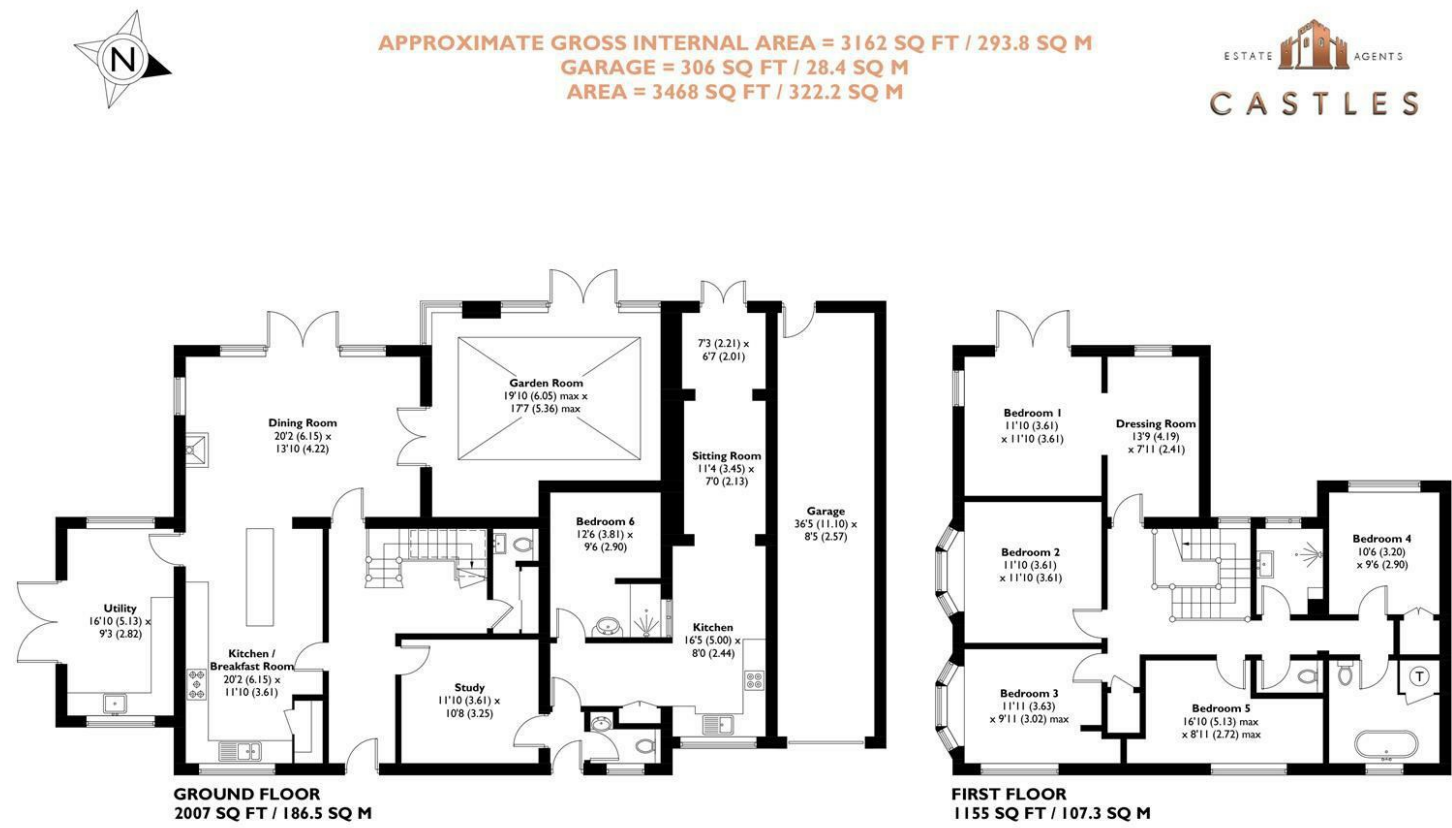
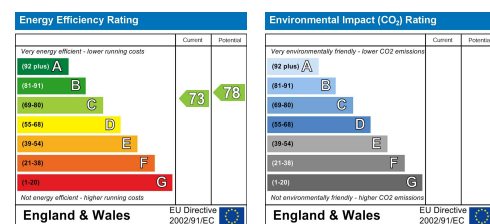


Floor Plan



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 (ID854046)
 Produced for Castles Estate Agents

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47 Castle Street
Fareham, PO16 9PZ

Castles are proud to bring to the market a rare opportunity to purchase one of Portchester's finest homes, The Old Surgery.

The property has undergone an amazing transformation and features a great blend of period charm with a modern feel. Sat on a third of an acre plot with plenty of off road parking set back from the road in Castle Street, Portchester.

Upon entering the home you are greeted with a large entrance hallway with access into the music room/study and the large kitchen diner. This great space has large French doors across the rear opening up onto the garden providing a wonderful indoor outdoor flow. Accessible from the kitchen is a large boot room and accessible from the dining room through double doors you have the recently added extension providing a light and airy lounge room. Floor to ceiling glass floods the room in natural light and provides views over the garden along with a huge skylight lantern.

Also on the ground floor via a secret bookcase in the music room is the annexe. This is also accessible via private entrances to the front and rear and consists of a bedroom, en-suite shower room, kitchen, lounge and study.

Moving upstairs there are five double bedrooms in total, a spacious wet room and a separate bathroom and w/c. The primary bedroom has the added bonus of Juliet balcony overlooking the garden and a dressing room.

The rear garden features a large paved area, lawned gardens, decked area and a hot tub/plunge pool.

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

Guide price £1,350,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



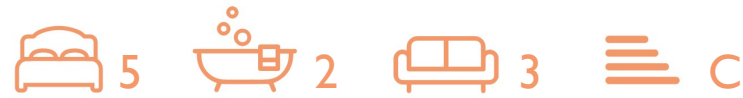
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47 Castle Street Fareham, PO16 9PZ



- THE OLD SURGERY
- TWO BATHROOMS
- HOT TUB/PLUNGE POOL
- FLOOR TO CEILING GLASS & SKYLIGHT ON EXTENSION
- OFF ROAD PARKING & GARAGE
- FIVE DOUBLE BEDROOMS
- 1/3 ACRE PLOT
- ONE BEDROOM ANNEXE
- LARGE KITCHEN DINER
- SHORT WALK TO PORTCHESTER CASTLE

ENTRANCE HALL

MUSIC ROOM/STUDY
11'10" x 10'7" (3.61 x 3.25)

KITCHEN/BREAKFAST ROOM
20'2" x 11'10" (6.15 x 3.61)

GARDEN ROOM
19'10" x 17'7" (6.05 x 5.36)

BOOT ROOM
16'9" x 9'3" (5.13 x 2.82)

BEDROOM ONE
11'10" x 11'10" (3.61 x 3.61)

BEDROOM TWO
11'10" x 11'10" (3.61 x 3.61)

BEDROOM THREE
11'10" x 9'10" (3.63 x 3.02)

BEDROOM FOUR
10'5" x 9'6" (3.20 x 2.90)

BEDROOM FIVE
16'9" x 8'11" (5.13 x 2.72)

BATHROOM

WET ROOM

ANNEXE

The property benefits from a self contained annexe, accessible via a secret book case from the music room or via a private entrance to the front and rear. The annexe features a bedroom with ensuite shower, kitchen, lounge and study space.

GARAGE

36'5" x 8'5" (11.10 x 2.57)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

