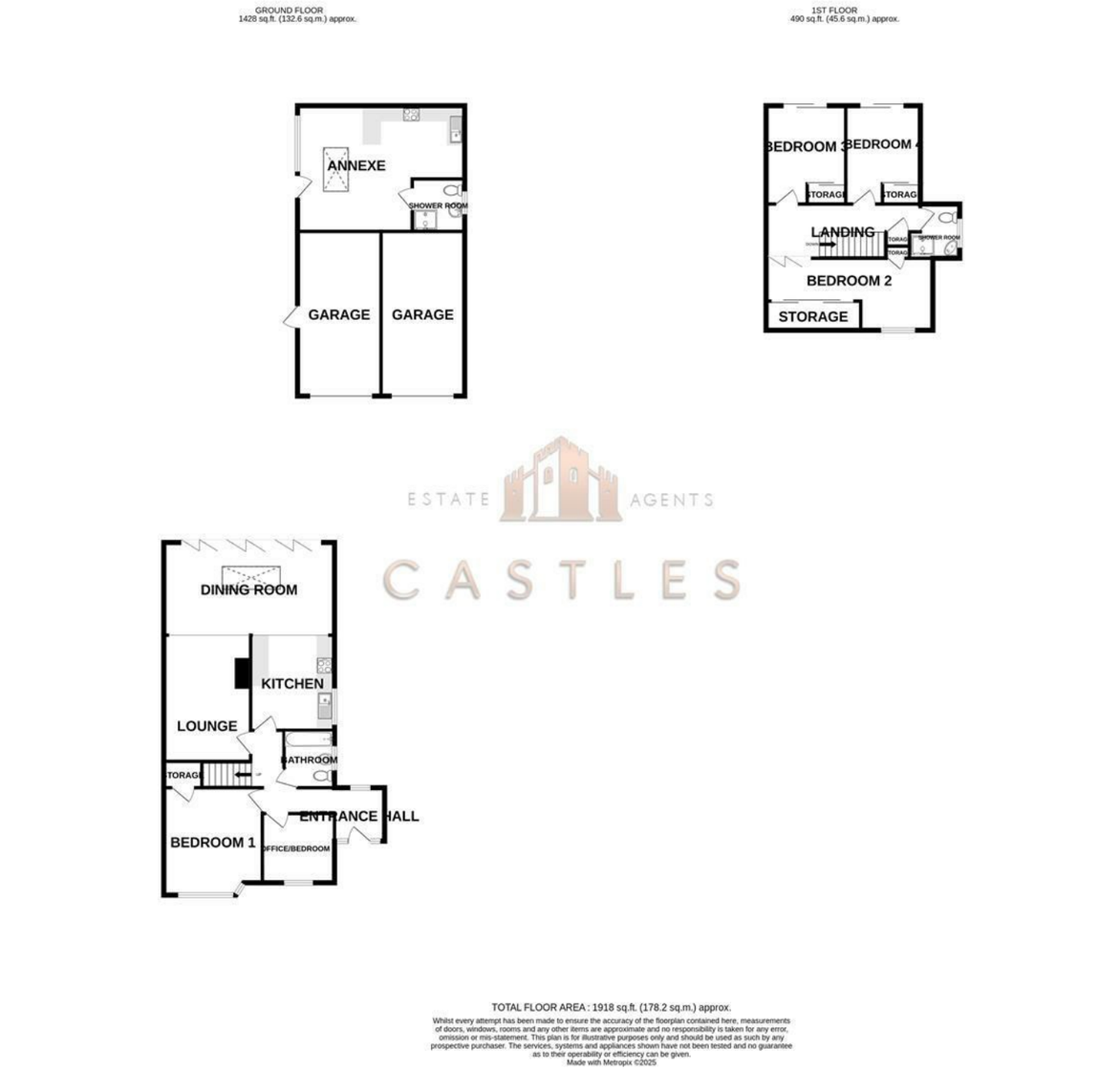
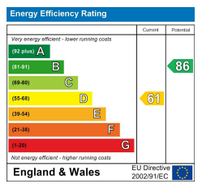
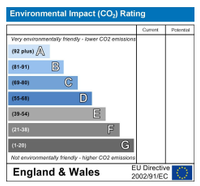
Floor Plan



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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CASTLES

ESTATE AGENTS









82 Orchard Grove

Fareham, PO16 9DX

We are pleased to welcome to the market this exceptional 6 bedroom property, consisting of 5 in the house & 1 garden annex with council permission. Boasting a outdoor hot tub all ready to go for the new owner, Plenty of off road parking for 8-10 cars and a detached double garage situated on a large corner plot in Orchard Grove, Portchester.

The property has undergone a full transformation by the current owner and has been extended and developed to a wonderful standard, with 4 of the rooms equipped with built in wardrobes / storage spaces.

The ground floor of the home consists of an open plan kitchen diner and lounge area that wraps around with bi-fold doors and roof lantern flooding the main space with natural light. There are two bedrooms to the front, one of which is currently being utilised as an office and a modern bathroom. The ground floor benefits for under floor heating throughout. Moving upstairs there are three bedrooms and a modern shower room. Two of the bedrooms facing the rear benefit from sliding juliet balcony doors over looking the garden.

Externally there is 2 resin driveways, 1 to the front and also to the side allowing private gated access to another large resin forecourt & the double garage which includes plenty of loft storage space. A beautiful, and rather expensive wall, surrounds the perimeter of the property. Situated behind the garage is the annexe which is very modern and is comprised of a kitchen, shower room and lounge/living space.

Other benefits to the property is a fully wired CCTV system & house is Fully alarmed, which the owners are happy to stay. A two year old combi boiler. Location wise you are very close to the forest & a short walk to the waterfront, recreation ground & local shops nearby.

Offers over £575,000

82 Orchard Grove

Fareham, PO16 9DX

6 3 2 D

- 6 BEDROOMS
- DETACHED DOUBLE GARAGE
- ANNEXE
- OPEN PLAN LIVING
- EXCEPTIONAL PORTCHESTER HOME
- LARGE CORNER PLOT
- OFF ROAD PARKING FOR 8-10 CARS
- SOUTH FACING GARDEN
- ROOF LANTERN & BI-FOLDS
- EXTENDED & DEVELOPED

LOUNGE/DINER/KITCHEN
9'10" x 24'11" x 19'4" x 8'6" x 21'3" (3.0 x 7.6 x 5.9 x 2.6 x 6.5)

BATHROOM
5'10" x 5'6" (1.8 x 1.7)

OFFICE/BEDROOM 5
8'2" x 7'10" (2.5 x 2.4)

BEDROOM 1
11'1" x 12'1" (3.4 x 3.7)

BEDROOM 2
19'0" x 8'2" x 3'11" (5.8 x 2.5 x 1.2)

BEDROOM 3
9'2" x 11'1" (2.8 x 3.4)

BEDROOM 4
8'6" x 11'1" (2.6 x 3.4)

SHOWER ROOM
4'3" x 5'10" (1.3 x 1.8)

ANNEXE
17'8"x 14'1" (5.4x 4.3)

SHOWER ROOM
5'10" x 5'10" (1.8 x 1.8)

GARAGE 1
9'6" x 18'8" (2.9 x 5.7)

GARAGE 2
9'6" x 18'8" (2.9 x 5.7)

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.

