





Rose Villa Station Road,Portchester Fareham PO16 8BG

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welcome to

Rose Villa Station Road, Portchester Fareham

** Great Location for Transport Links ** Character Features ** Downstairs WC ** Immaculate Condition ** Spacious Living **

Entrance Porch
Double glazed front door, double glazed window to side aspect, storage cupboard, radiator, door to WC, glazed French-style doors to hallway, karndean flooring.

Hallway
Radiator, storage cupboard, glazed French-style doors to kitchen/diner, stairs to first floor, radiator, double glazed window to front aspect.

Wc
Low level WC, wash hand basin, radiator, storage cupboard.

Lounge
Double glazed bay window to front aspect, fitted window shutters, double glazed window to rear aspect, two designer radiators, TV point, feature fire surround with inset log burner and hearth, fitted units either side of chimney breast, Karndean flooring.

Reception Room/Bedroom Five
Double glazed bay window to front aspect with fitted shutters, radiator, TV point.

Kitchen/Diner
Double glazed window to side and rear aspect, double glazed patio doors to rear garden, wall and base level units, integrated double oven, gas hob and extractor hood above, integrated dishwasher and washing machine, double ceramic sink and drainer unit, second double glazed window to side aspect, kitchen island with quartz worktops, integrated wine cooler, breakfast bar, designer radiator, coffee station, Karndean flooring.

On First Floor
Loft access, galleried landing, double glazed window to front aspect with fitted window shutters, cupboard housing hot water tank.

Bedroom One
Double glazed window to rear aspect, antique-style radiator, fitted wall to wall wardrobes, door to ensuite.

Ensuite
Double glazed window to side aspect, corner shower unit, low level WC, wash hand basin with storage, heated towel rail, tiled surrounds.

Bedroom Two
Double glazed bay window to front aspect with fitted window shutters, antique-style radiator.

Bedroom Three
Double glazed bay window to front aspect with fitted window shutters, antique-style radiator.

Bedroom Four
Double glazed window to rear aspect, antique-style radiator.

Bathroom
Freestanding bath, shower cubicle, twin wash hand basins inset into vanity unit, low level WC, heated towel rail, double glazed window to rear aspect, half tiled walls, tiled surrounds.

Front Garden
Enclosed by low wall and railings, driveway to side with parking for multiple vehicles.

Rear Garden
Laid to patio and lawn, shed, second patio area with fire pit, side pedestrian access to driveway and





additional parking.

Garage
Electric roller door, double glazed window to rear aspect, double glazed door. (Currently used as a gym, this fantastic space would also make a great office or guest suite).





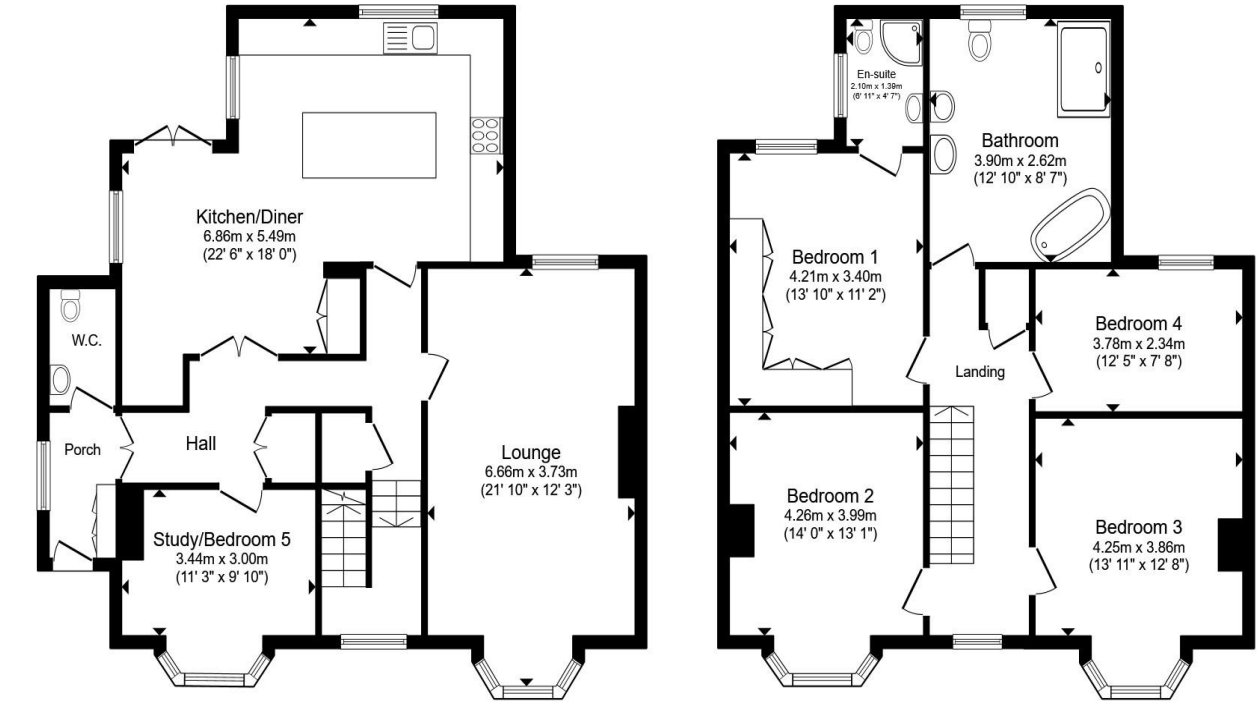
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Rose Villa Station Road, Portchester Fareham

- Four Bedrooms
- Three Reception Rooms
- Immaculate Kitchen/Diner
- Enclosed Rear Garden
- Garage with Electric Door

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£750,000



Total floor area 167.6 m² (1,804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
FHM108237 - 0002

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