















AT A GLANCE

-  Detached home in half an acre
-  4 double bedrooms & two bathrooms
-  Annexe with 2 double bedrooms
-  Further shower room & kitchenette
-  Stunning kitchen/family room
-  160' x 60' rear garden with office
-  30' x 15' games room & bar
-  Over 3000sq ft (4000 with outbuildings)
-  Extension with underfloor heating
-  Parking for several vehicles







ABOUT THE PROPERTY

An impressive detached property in approximately half an acre, extended to the rear and benefitting from a 160ft garden and brick built games room/bar. There is also a detached annexe offering two further bedrooms, shower room and kitchenette.

On arrival you enter the superb entrance hall with doors leading to all ground floor rooms. There is a downstairs w.c and cloak room area. There is also a utility room. Stairs climb to the first floor.

On the ground floor there is an attractive sitting room with log burner and master bedroom with en-suite bathing room with whirl pool bath and walk in shower. This leads through to the dressing room and walk-in wardrobe.

The most impressive area of the property has to be the rear. The stunning fitted kitchen with central island and integrated appliances has a large Sky Pod above which floods the room with light and the family area has two sets of bi-fold doors overlooking the garden. This area is vast and has underfloor heating.

The large garden has a variety of outbuildings including an office and workshop but the real feature is the brick built outdoor games room and bar with open fire/oven. This has a long bar with stools and open windows looking back to the property.

At the front of the property is parking for several vehicles with attractive shrubs and small trees providing privacy from the front.

ANNEXE

A detached building offering two double bedrooms, shower room with w.c and kitchenette. One of the bedrooms could be used as a living room and would achieve rent at approximately £1000 p.c.m or £100 - £200 per night AirBnB.

This annexe has a South Facing Courtyard Garden behind gates which could be used for additional parking.









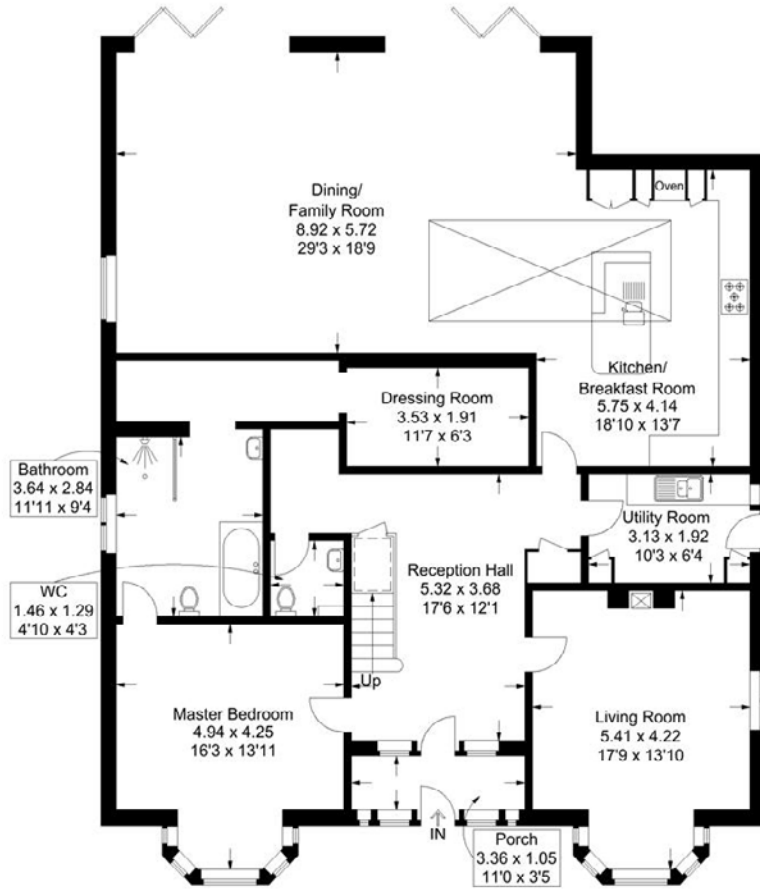




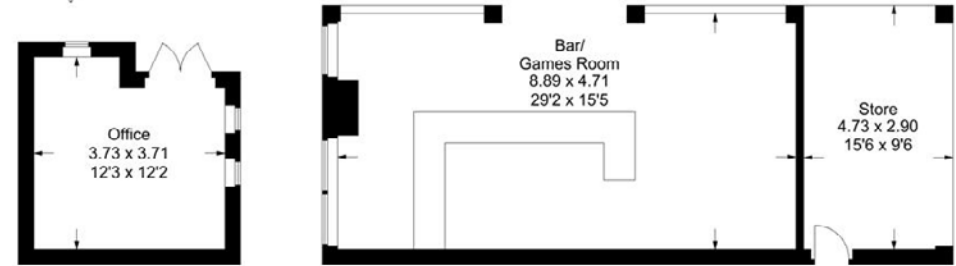


The Avenue, Fareham

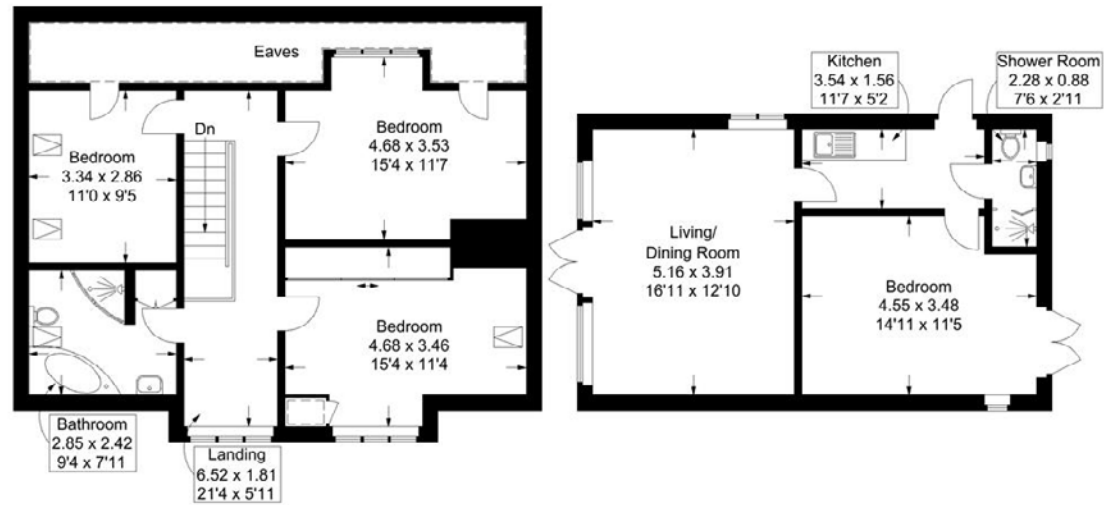
Approximate Gross Internal Area = 296.5 sq m / 3192 sq ft
Outbuildings = 69.5 sq m / 748 sq ft
Total = 366 sq m / 3940 sq ft



Ground Floor



Outbuildings



First Floor

Annexe

 = Reduced headroom below 1.5m / 5'0"

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.

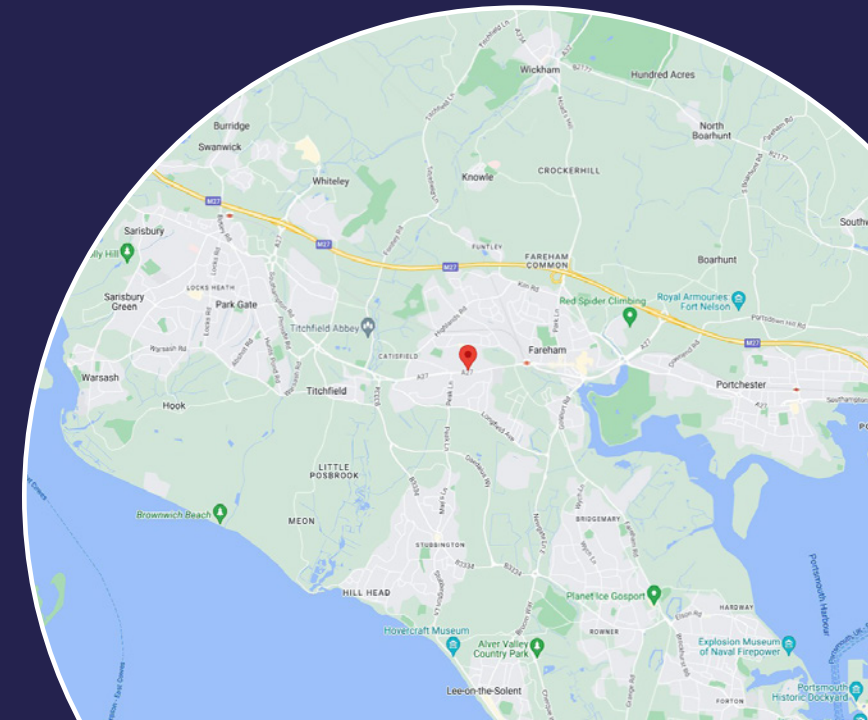


LOCATION

Fareham is known for its vibrant shopping and dining scene, with a number of local boutiques, cafes, and artisanal food stores. Other amenities include a Cinema, various fitness centres including PureGym and the superb Fareham Leisure Centre which has a swimming pool.

The town is surrounded by beautiful countryside and coastal scenery, providing plenty of opportunities for outdoor leisure activities such as hiking, biking, and water sports. Overall, Fareham is a charming and lively town with a rich cultural heritage and plenty of attractions to explore.

Located in the county of Hampshire in southern England. It is situated between the major cities of Southampton and Portsmouth.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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in Christopher Smeed



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.





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