

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Tel: 01489 885500

admin@brookindependent.co.uk

www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



12 Catisfield Gate Forneth Gardens

, Fareham, PO15 5NX

£595,000



Brook Independent Estate Agents are delighted to present to the market this fine detached executive residence situated in an exclusive gated community of similar detached homes. The location is perfect for the busy family. Ideal for access into Fareham, Funtley, Titchfield Common and various routes to the main commuter routes. Whitley, Segensworth and Kitescroft are a short drive away as are schools of repute. The additional benefit to this secure gated lifestyle is the elevated location with walks through various footpaths down to the quaint old world village of Titchfield with its pretty market square, wonderful church and walks along the Meon to the shoreline. It's a haven for nature enthusiasts and a wonderful weekend pastime for the family to enjoy.

The property is sold on practicality and spaciousness. There aren't many houses in an exclusive gated environment which offer the square footage this does. This well laid out residence offers a long term option for those wanting to put down roots in a convenient location for schools, work, commuting and lifestyle activities. It has all the attributes required, excellent parking for numerous vehicles, a double garage, secluded position within the development and a sunny aspect garden to the rear.

In summary a well appointed spacious detached home offering excellent accommodation in an exclusive environment perfect for getting about and the perfect long term family option.

Gated community contribution monthly management fee is £50.



Entrance Hallway

Home Office 8' x 7'10 (2.44m x 2.39m)

Kitchen/Breakfast Room 15'9 x 12'11 (4.80m x 3.94m)

utility Room 8' x 6'6 (2.44m x 1.98m)

Living Room 20'2 x 13'8 (6.15m x 4.17m)

Dining Room 14'11 x 14'7 (4.55m x 4.45m)

Downstairs Cloakroom

Principal Bedroom Suite 13'9 max x 11'3 (4.19m max x 3.43m)

Bedroom Two 14'2 x 9'9 (4.32m x 2.97m)

Bedroom Three 12'6 x 8'2 (3.81m x 2.49m)

Bedroom 4 15'4 x 9'7 (4.67m x 2.92m)

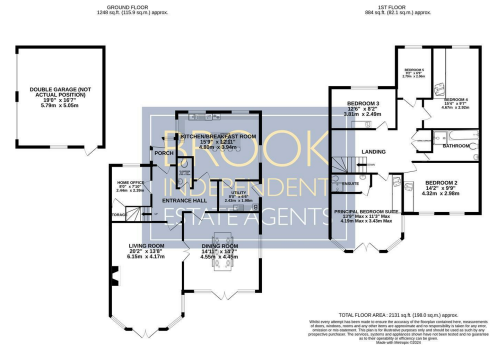
Bedroom 5 9'2 x 6'9 (2.79m x 2.06m)

En Suite Shower Room

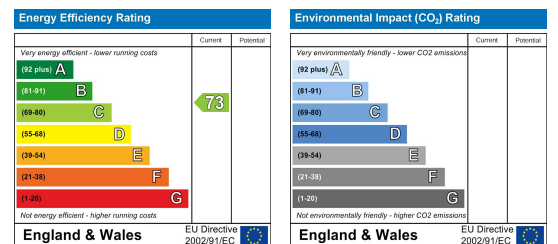
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.