



BROOK
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15 The Farthings, Titchfield Common, PO14 4FF

A pretty two double bedroom end of terrace home in a leafy established setting with the addition of a lovely garden conservatory and parking

£325,000

ACCOMMODATION & FEATURES

- This is set in such pretty surroundings with a cottage style frontage and leafy outlook
- All the essentials and luxuries needed for an easy life are here, two bathrooms, a cloakroom and parking right by the property
- The kitchen has plenty of storage and prep space plus a lovely view over the front garden
- The conservatory room is an impressive addition offering totally flexible space to work in or relax and retreat as it's a little sanctuary
- The garden is just enough, perfect to potter around its high enjoyment low maintenance
- There's two en suite double bedrooms – one with a bath one with a shower, everyone's happy
- The recreation ground plays host to cricket matches and is perfect for doorstep dog walking



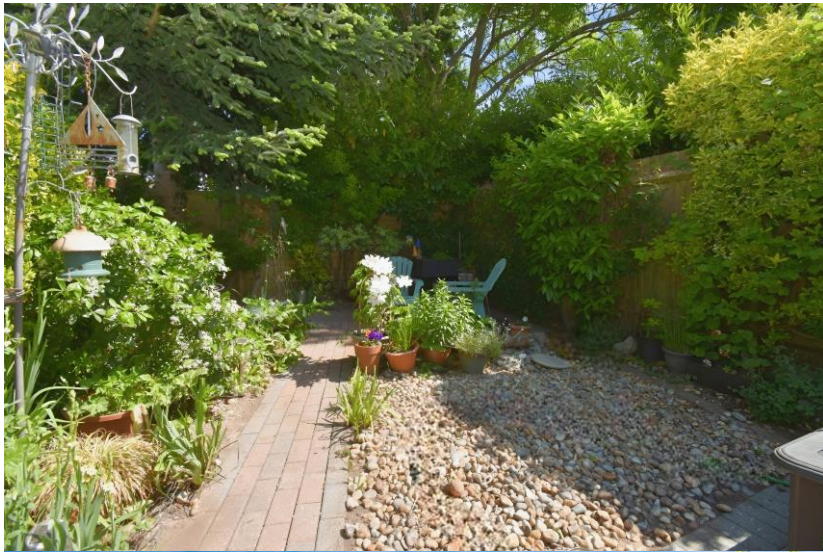


Brook Independent Estate Agents are delighted to present to the market this well presented two double bedroom suite end of terrace home occupying a very pretty leafy setting situated in an established executive close in Titchfield Common. The area is most convenient for those looking for activities and amenities close at hand. There are shopping facilities in the village of Titchfield, a short drive away, plus further shopping and community facilities at the Locks Heath centre with its array of independent stores, popular coffee house and Waitrose supermarket. Access to main towns and routes into cities are close by as are the commerce centres of Whiteley, Kitescroft and Segensworth. This property is perfectly situated to also enjoy the abundance of woodland trails through established farmland to the coastal paths along Southampton water and the river Hamble Conveniently at hand is a park and cricket field for doorstep dog walking and general recreation.

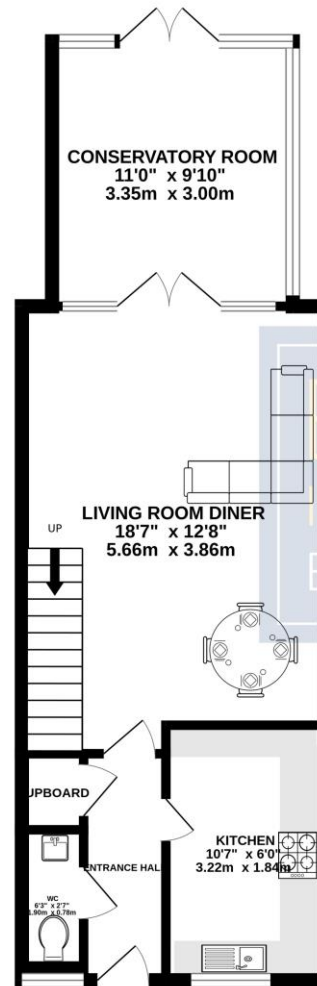
The property offers good spacious accommodation throughout, it has a warm welcoming feel enhanced by all the essentials and luxuries one needs. There's a good sized well equipped kitchen with a pretty view over the front garden. The living dining room has plenty of space and flexibility to arrange as required lounge and dining furniture. On the first floor are two good double bedrooms, again with plenty of space for wardrobes and the added benefit of both having en suite facilities, one en suite shower room one en suite bathroom, keeping everyone happy! The added luxury space has to be the conservatory, it's a wonderful relaxing room, a good size, private, with splendid aspect over the garden. Step out to the patio for a garden providing enough space to enjoy and potter tending to pots and plants. To the front there's a pretty cottage style garden frontage to the entrance with parking immediately alongside the property – plus visitors spaces.

In summary a spacious two bedroom house with added essentials for that luxury one requires, set in a sought after established close the perfect community spot with countryside close by.

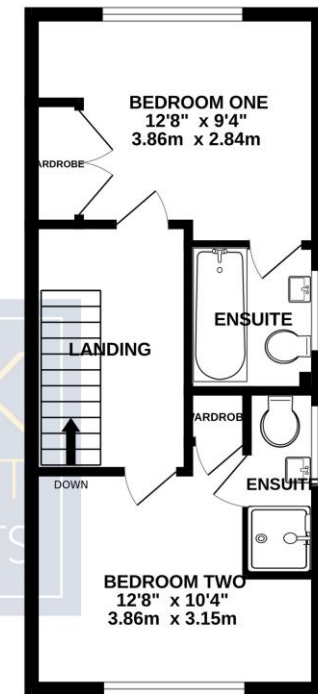




GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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