



BROOK
INDEPENDENT
ESTATE AGENTS

17 St Margarets Lane, Titchfield, PO14 4DD

A beautifully situated established home set in the heart of this historic village providing versatile spacious accommodation with scope set in an elevated leafy plot

£429,995

Accommodation & Features

- Extensive frontage & side space, ample block paved parking, nicely secluded with a secluded feel, low maintenance high enjoyment courtyard garden to rear plus lawned side garden
- It has been a proper long term home in the same occupation for many years, the layout is versatile and grows with you, so perfect for those wanting to put down roots
- It is not only offering great accommodation with scope but a lifestyle on the doorstep too
- Light bright living room diner with French doors to garden and focal fireplace
- Three first floor bedrooms, bathroom plus a ground floor room which offers plenty of options
- The storage is excellent throughout this house plus there's quite a substantial boarded loft which one can easily stand up in
- Ground floor shower room
- Good sized kitchen breakfast room with useful separate utility room
- Close by are schools, the village, nature reserve and commuter routes plus the shoreline of Hill Head
- No chain



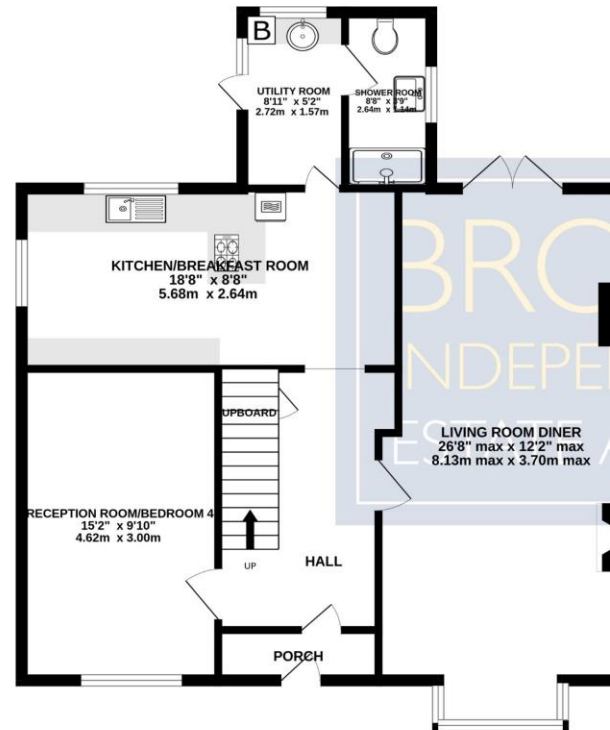


Brook Independent Estate Agents are delighted to present to the market this spacious three/four bedroom semi detached house occupying a nicely elevated position at the top of the historic village of Titchfield. It is a short stroll into the charming character square, an impressive and fascinating display of period housing, coaching Inns and thriving local community. There are essential convenience stores and amenities in the village, a magnificent church and nearby Abbey and canal which runs down to the Titchfield Haven Nature Reserve, River Meon and Solent shore. This perfectly placed property is a fantastic base from where to enjoy the menagerie of past times Titchfield has to offer. Immerse yourself in the history of a village where life can be traced back to the 6th Century. Great times can be spent cycling and walking the many trails and footpaths through protected nature reserves, hiking the coastal paths, kitesurfing and paddleboarding at nearby Meon shore and Hill Head. It really is the ideal spot for those looking for a lifestyle home. There is scope to extend and it offers a blank canvas to enhance as the accommodation is so flexible. The layout is fantastic and spacious with a living room diner, good sized kitchen breakfast room, ground floor shower room, an all important separate utility room, second reception room and three first floor bedrooms. The storage options are an added advantage plus the height and additional option of the space in the boarded loft. To complement, the plot is leafy and secluded with a trio of outdoor spaces, courtyard garden to the rear, lawned space to the side and the extensive frontage all dotted with perennials and mature shrubbery offering burst of colour throughout the seasons. Ideally located for schooling, transport links into major towns, cities and commerce centres of Whiteley, Segensworth and Kitescroft. An early inspection of this well situated home is highly advised.

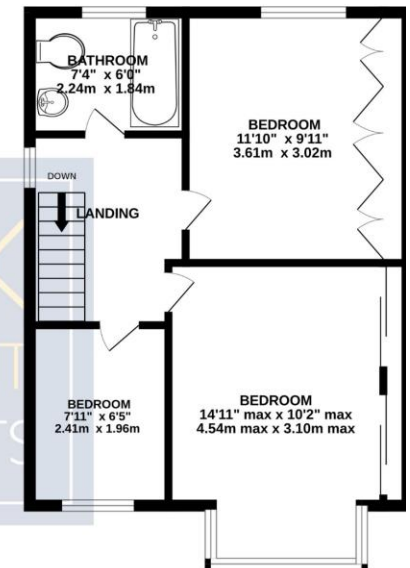




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

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