



'Cornbury House'

8 Ranvilles Lane | Fareham



'CORNBURY HOUSE'



An individual architect designed detached home sitting proudly on a plot of 0.38 Acres set back from the road with car parking, garage and mature landscaped gardens with ponds. A unique individually designed property with the accommodation being arranged over two primary floors and a layout that could provide the new owners with the opportunity of having the a self contained annexe on the ground floor. The accommodation which extends over 2074 sq. ft. comprises; porch, hallway with stairs rising to first floor; 26' drawing room, dining room and kitchen within the main house with a potential annexe wing with a storage passageway, bathroom, bedroom and utility room all on the ground floor. On the first floor is a study area, and two bedrooms, both with en suite facilities. The attractive manicured grounds have feature areas including pond with bridge, two lawned areas, greenhouses, patio areas and car parking facilities, located within walking distance of Titchfield Village with its historical church, shops and schools with bus routes nearby as well as commutable links by road and rail. 'Cornbury House' also has solar panels which provide a feed-in tariff, early internal viewing of this unique family home is strongly recommended in order to appreciate both the accommodation and location on offer.

WALK THROUGH ACCOMMODATION

ENTRANCE

Lowered kerb leading to concrete driveway with raised brick retaining wall to one side with mature tree and shrubs, lawned garden to either side of entrance, tall walls measuring approximately 7 ft. in height with pillared entrance leading to driveway opening of 9'9", leading to brick paviour turning and car parking area, with off road car parking for numerous cars, brick retaining wall with mature shrubs, evergreens and bushes, curved brick wall with fencing and gateway leading to side aspect. The front garden is laid to lawn with a pathway to the right hand side leading to double gates with a feature covered canopy area with raised walkway and car parking to one side, external meter cupboard, external lighting, leading to shingled area with walkway and pond to one side, main front door with frosted glazed panels to either side leading to:

PORCH

Built-in cloaks cupboard with hanging rail, seated area, power point, radiator, exposed brick to walls, door leading to:

HALLWAY 19'3" x 9'8"

With a central ceiling height of 16', feature curved carpeted ceiling to one side with exposed brick walls to either side and staircase rising to first floor; radiator; ceiling spotlights, brick arch leading to understairs area and telephone stand, power points, shelving, spotlight and window to rear aspect, double glazed aluminium black framed windows to front aspect overlooking driveway, glazed twin double doors leading to drawing room.

PASSAGEWAY 10'0" x 5'1"

Window overlooking rear garden, low level built-in storage cupboards, exposed brick work to walls, textured ceiling and spotlights, radiator; square opening leading to dining room, panelled door leading to kitchen.



DRAWING ROOM 26'7" x 13'8"

Pitched ceiling measuring approximately 14'7" maximum in height, full height aluminium black framed double glazed window to rear aspect, radiator with seating area over; range of wooden built shelving to one end of room, exposed brick work to one wall with central log burning fire (not tested), chimney breast and design block feature over; tiled hearth, T.V aerial point, vaulted ceiling with tongue and groove panelling, green supports and central fan, sliding double glazed doors with windows to either side leading to rear garden with matching window to left hand side leading to patio area, power points, textured to one wall, spotlights, recessed shelving area with storage.

DINING ROOM 14'3" x 13'6"

Textured ceiling with dropped panel and spotlighting over dining table, radiator; low level brick exposed shelf with corner aluminium double glazed windows to side and rear aspect overlooking pond and rear garden, power points, log burner (not tested) on a plinth, tiled flooring, door leading to rear garden, square opening leading to kitchen and door to:

KITCHEN 14'10" x 9'10"

'L' shaped increasing to a maximum of 18'6". Access to loft space, textured ceiling, double glazed windows to side and rear aspect, range of wall and floor units with work surface over; low level breakfast bar; range of drawer units and storage cupboards, double glazed window to front aspect overlooking garden, raised book shelf and storage cupboard under; tiled flooring, door leading to rear garden, window to side aspect, inset 2½ bowl sink unit with drainer to one end and storage cupboards under; central island style plinth with wooden surface, five ring gas hob with drawers under; canopy hood and light over; eye-level 'Miele Classic' oven with storage cupboards over and under; further 'Miele Classic' microwave with storage cupboards over and under; integrated tall fridge with matching freezer; further range of built-in storage cupboards with work surface and square opening to dining room, sink unit with bin drawer under and mixer tap, electric lighting, power points, extractor fan and ceiling spotlights.



- An Individual Architect Designed and Built Detached Home
- Sitting On A Plot Set Well Back From the Road
- Three Bedrooms, Two with En Suites
- Two Reception Rooms, Potential Annexe Wing
- Feature Gardens including Pond
- Close to Village of Titchfield and Historic Church
- Commutable Road and Rail Links Nearby
- EPC Rating 'G'



POTENTIAL ANNEXE WING

Passageway with large built-in storage cupboards with range of shelving, textured ceiling and spotlights, doors to primary rooms, further built-in storage cupboard with range of shelving.

BATHROOM 7'8" x 6'8"

Coloured suite comprising; panelled bath with hand grips and mixer tap and shelving to one end and shower attachment, heated towel rail, fully ceramic tiled to walls, textured ceiling, concealed cistern w.c, large sink unit with mixer tap and shelving to either side, built-in storage cupboard with range of shelving, extractor fan, low level lighting.

BEDROOM THREE 13'8" x 11'9"

measurements to front of built-in wardrobes / storage cupboards, range of built-in wardrobes / storage cupboards to one wall measuring approximately 2' in depth incorporating hanging space, shelving and drawer units, ceiling spotlights, full height black aluminium framed double glazed windows and door facing garden, radiator, power points.

UTILITY ROOM 7'10" x 5'3"

Aluminium framed double glazed door to side aspect, range of wall and floor units with work surface over; inset single drainer sink unit with mixer tap and cupboard space under; washing machine point, space for tumble dryer; storage cupboards, radiator; exposed brick to one wall, glazed panelled door to hallway, textured ceiling.

FIRST FLOOR

Landing with metal balustrade and radiator overlooking entrance hall, double glazed window to rear aspect overlooking garden, seating area, double glazed window overlooking drawing room, opening to:

STUDY AREA 13'2" x 8'5"

measurements to front of built-in storage cupboards, built-in desk / work station with storage cupboards under; power points, double glazed window to front aspect with work surface and shelving under; further range of built-in storage cupboards with CD shelving and low level storage cupboards, three built-in cupboards to one wall, one housing hot water tank with range of shelving, the third with narrow shelving with CD cupboard, ceiling spotlights, access to loft space.

BEDROOM TWO 11'8" x 11'7"

Twin double doored built-in wardrobe with hanging space and shelving, three feature angled shaped windows to front aspect overlooking driveway with shelving under; bedside shelving, vanity unit with wash hand basin and mixer tap, shaver point with mirror over; tiled surrounds, desk with mirror over and drawers to one side, tongue and groove panelling to ceiling with ceiling spotlights, exposed brickwork to one wall, sliding door leading to:

EN SUITE SHOWER ROOM

Fully ceramic tiled to walls, shower cubicle, panelled door, heated towel rail, concealed cistern w.c with built-in cupboards over; extractor fan.

MASTER BEDROOM SUITE:

WALK THROUGH DRESSING AREA 9'0" x 5'2"

Double glazed window to rear aspect overlooking garden, work surface with large 'Armitage Shanks' sink unit with range of cupboards and drawers under; textured ceiling and spotlights, door to en suite, door to master bedroom.

EN SUITE BATHROOM

White suite comprising: panelled bath and mixer tap with shower attachment, hand rail, fully ceramic tiled to walls with shelving to either end of bath, high level double glazed window to front aspect, bidet, concealed cistern w.c with shelving over; heated towel rail.

BEDROOM ONE 14'0" x 12'5"

to front of built-in wardrobe, three double glazed windows to rear aspect overlooking garden, two with radiators under; power points, one high level double glazed window to front aspect with a further double glazed window overlooking garden and front, low level cabinet, seating to side of bed, range of built-in wardrobes to one wall with hanging space and shelving incorporating range of drawers, further double doored built-in wardrobe to other end of room, pelmet lighting over bed with spotlights and matching panelled lighting to rear aspect.



OUTSIDE

To the front accessed from a high retaining wall with pillared entrance leads to a large turning and parking area laid to brick paviour; to the left hand side of the property is a curved brick retaining wall leading to private garden access via a gateway, garage with car port to one side and covered area with raised walkway leading to main front door. To the right hand side of the property are raised brick borders with mature shrubs, a further raised lawned area with pond to one end and mature shrubs, evergreens and bushes, to the other side of the pathway is a shingled area with external light leading to main front door. To the left hand side of the property, accessed via two separate gateways with a curved brick retaining wall, leads to private garden, partly laid to lawn with a pathway and shingled borders, deep flowering border to one side enclosed by open fencing with a garage on the right hand side, via a pergola with paved area and covered area to rear of garage, water feature, leading to further patio to the rear of the kitchen and dining room with circular patio area with shingled borders and picket style fencing. From this area is a gateway leading to rear garden, directly to the rear is a large patio area accessible from the dining room and drawing room, raised pond with flowering bed to one end, external BBQ area with Chimenea and covered veranda with external light, this area wraps round to the rear of the drawing room leading to a raised lawn to one side and feature pond to the other with brick stepping stones

and water feature, over this area is a bridge with a balustrade to one side. The primary garden has two lawned areas with a central ditch (not in use but originally designed in mind to create a small river). To the left hand side is a manicured hedge with flowering borders and lawned garden with rockery to one side, this area leads down to a further rockery and landscaped garden areas with a feature domed greenhouse with circular brick pathway. To the right hand side is a further lawned area with mature shrubs and enclosed by a hedge, wood store and gates to front aspect with kitchen style garden to one end, high brick retaining wall protecting second greenhouse and patio area leading to a fence and gated further storage area enclosing the boundary by open fencing and barbed wire with compost areas, mature trees, shrubs and garage.

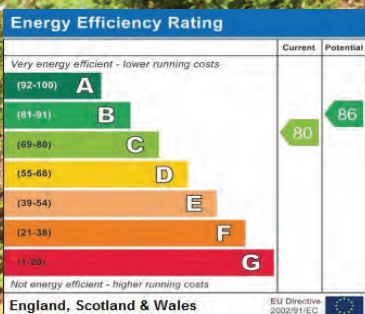
GARAGE: 19'1" x 11'9"

Three windows to side aspect, remote control up and over door; fluorescent tube lighting, access to loft space, high level built-in shelving with further shelving to one end, work desk / counter with shelving under.





Total area: approx. 192.7 sq. metres (2074.3 sq. feet)
This illustration is for identification purposes only. Not drawn to scale, unless stated.
Whilst every care has been taken in the preparation of this plan, please check all dimensions.



Additional Information

- Services: Mains gas, electric, water
- Local Authority: Fareham Council
- Band: Band G
- Postcode: PO14 3DS
- Viewing: By prior appointment through Fine & Country Drayton's office on 023 93 277 277





TO FIND THE PROPERTY

Travelling along the M27 in a westerly direction, bear left at Junction 11 onto the A27 into Eastern Way, continue in Western Way, bear left at the roundabout into The Avenue, continue towards Titchfield Gyrotary taking the last road on the left hand side into Ranvilles Lane where 'Cornbury House' can be found a short distance along on the right hand side.

VIEWING

Strictly by appointment with Fine & Country – Telephone 023 93 277 277

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Tel 023 93 277277

Fine & Country South East Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA

fineandcountry.com