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## COBHAM GROVE, WHITELEY, FAREHAM, PO15 7JQ



**BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED PROPERTY, WITH A DRIVEWAY, GARAGE AND LANDSCAPED GARDEN, SITUATED IN THE HIGHLY POPULAR LOCATION OF WHITELEY. THE DWELLING BOASTS CLOSE PROXIMITY TO GREEN SPACES AND LOCAL AMENITIES. VIEWING RECOMMENDED.**

**£370,000 Freehold**

This beautifully presented three bedroom terraced property is nestled in a popular cul-de-sac in the highly requested residential location of Whiteley and is in close proximity to the well regarded Skylark Country Club. The area boasts numerous picturesque walks and is within striking distance of Whiteley Shopping Centre and entertainment complex. The dwelling is built of brick elevations under a pitched tiled roof and benefits from gas fired heating and double glazing. Neutrally decorated throughout, the property offers the new owner the opportunity to move with minimal fuss. The ground floor accommodation comprises of a porch, living room, kitchen and a garden room. On the first floor are three bedrooms and a family shower room. Outside, is a driveway providing off road parking and leading to the garage, and a landscaped rear garden.

Don't miss out on the opportunity to make this property your new home, call us today to arrange a viewing.



**Approximate total area<sup>(1)</sup>**

960.03 ft<sup>2</sup>

89.19 m<sup>2</sup>

**Reduced headroom**

10.7 ft<sup>2</sup>

0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### The Local Area

Whiteley is located in southern Hampshire between the cities of Portsmouth and Southampton and close to the market town of Fareham. The development straddles the boundary between two council districts: the Borough of Fareham and the City of Winchester.

Historically, the site now occupied by Whiteley was farmland and coppice. The wooded areas were formerly used to shelter troops in the build-up of forces for transportation to northern France in preparation for D-Day during World War II. The remaining woodland now provides picturesque walks, perfect for those wishing to explore the local area on foot.

Whiteley contains a sizeable residential community, retail centre, and a business park. Whiteley Shopping Centre was redeveloped in 2013 and boasts an array of shops, eateries, and a leisure complex, providing a nine-screen cinema. The renowned Skylark Country Club is close by and offers an 18-hole golf course, gym & spa.

Whiteley is also home to the Solent Business Park which consists of a number of large companies, including Zurich Financial Services, NATS (formerly National Air Traffic Services) and the offices and studios of ITV Meridian.

The area is well connected with excellent transport links and is situated just off junction 9 of the M27. Whiteley is served by nearby Swanwick Train Station.





## Ground Floor

Upon entering the property, you are greeted by a porch offering space to de boot. A door opens into the well-proportioned living room, which is a light and airy space, perfect for relaxing. There is a front elevation bay window, stairs with an attractive glass balustrade rising to the first floor and a door into the kitchen. The modern fitted kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a granite worksurface over. Integrated appliances include an electric double oven, induction hob, fridge freezer and a dishwasher. An opening leads into a generously sized garden room which is currently being utilised as a dining room. This is a beautiful versatile space with windows to three aspects and French doors opening onto the patio. A courtesy door allows access into the garage, which benefits from power and lighting.









## First Floor

Ascending to the first floor, the landing offers doors to all rooms, an airing cupboard and a loft access point. Bedroom one, is a well-proportioned double room with two front elevation windows and a large mirror fronted, fitted wardrobe with sliding doors. Bedroom two is another double room with a front elevation window. Bedroom three, is to the rear aspect, and presents a window overlooking the garden and a fitted cupboard providing useful storage. The contemporary shower room offers a tiled floor, principal tiling to the walls and comprises of a large, low-profile shower cubicle, WC and a wash hand basin.



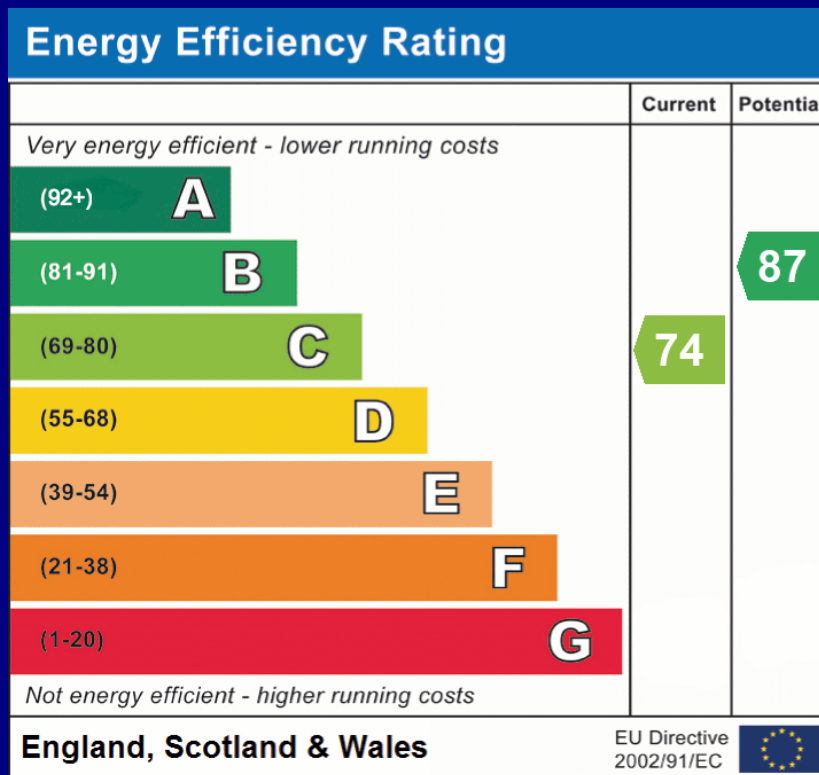


## Outside

The property is approached by a herringbone pattern blocked paved driveway, providing off road parking and leading to a garage with an electric roller door. The landscaped garden is enclosed by timber fencing with a pedestrian access gate to the rear, and is largely laid to artificial lawn with decorative planted borders. A paved, patio adjacent to the property, and a further patio at the foot of the garden, covered by a lovely wooden pergola, provide idyllic spaces for outdoor entertaining and al fresco dining.







**COUNCIL TAX BAND: C - Winchester City Council. 2025/26 1,987.56.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

**Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)**



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SO31 8EP**



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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.