



FINEST

exclusively by bernards

# Westerly Nelson Lane | Fareham





# FOR SALE - £1,500,000



## Key features

- 4 BEDROOMS
- APPROXIMATELY 1.7 ACRES
- FAR REACHING SEAVIEWS
- 5 RECEPTION ROOMS
- OVER 5,000 SQ FT OF ACCOMODATION
- SWIMMING POOL
- ONE BEDROOM ANNEXE
- TRIPLE GARAGE
- NO ONWARD CHAIN

\*\*\*FINEST, EXCLUSIVELY BY BERNARDS\*\*\*

Enjoying an unrivalled location and set in its own large grounds and enjoying far reaching sea views, this is a superbly appointed, individual detached residence approached via a long private driveway to imposing wrought iron

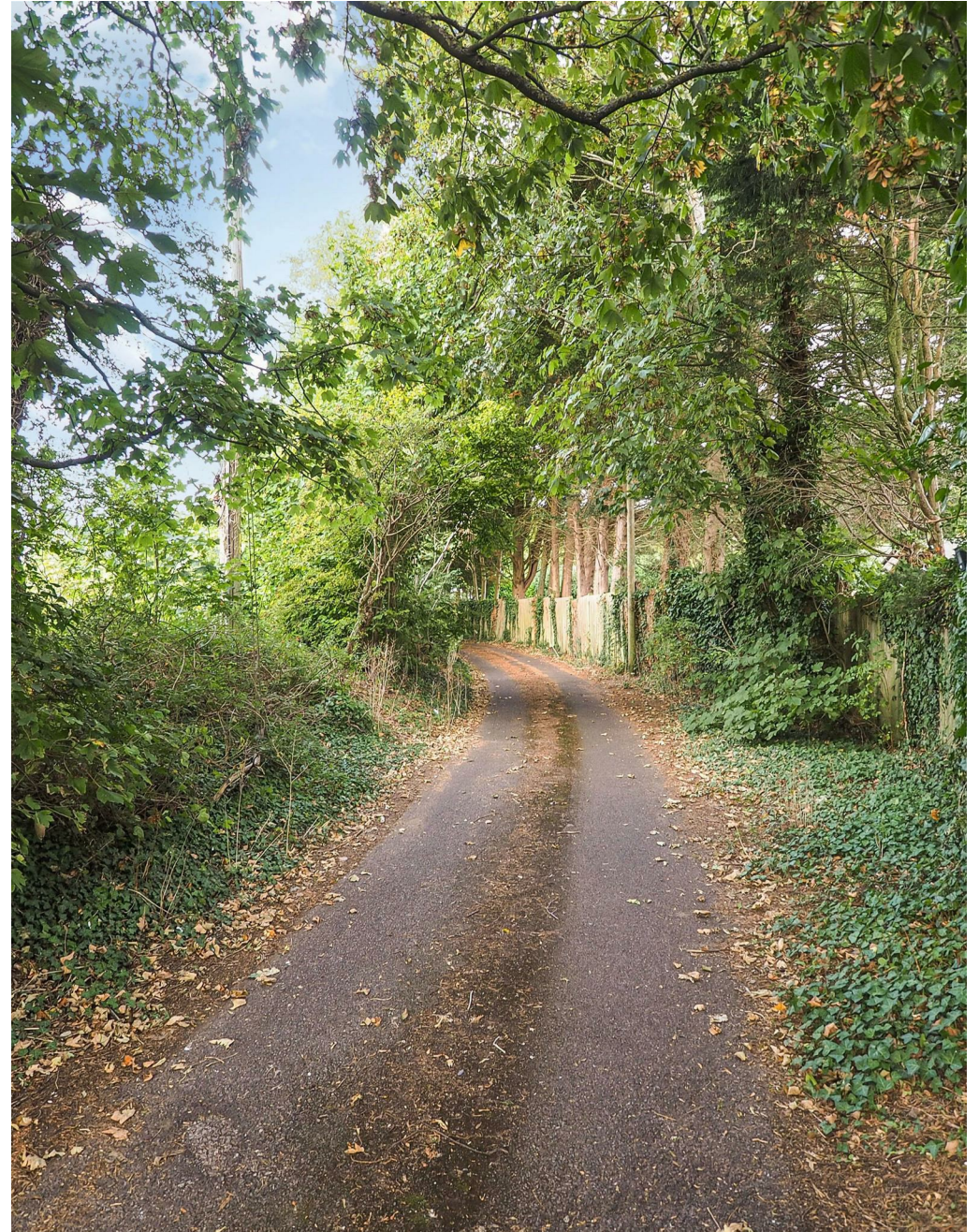
gates into the large circular drive and fronting lawns with a fine array of shrubs, trees and bushes.

Enjoying large family accommodation which briefly comprises: Imposing split level reception hall to the magnificent drawing room with patio doors into the the 15ft Orangery.

There is a large dining room with patio doors accessing the veranda and terrace.

A modern kitchen/breakfast area with tiled floor and Range oven and traditional larder. A stable door leads to the large utility room where there are further stable doors for accessing the garden and











cupboard/storage area to the other side. A study and cloakroom on the ground floor complement the ground floor accommodation. Extensive garaging providing ample sheltered parking measuring over 26ft.

Staircase leads to the spacious landing where the four bedrooms are accessed. A particular feature of this lovely home is the balcony extending to the four bedrooms and enjoying far reaching views. Master bedroom is split level and leads to a large en-suite. A family bathroom complements the first floor accommodation. A wonderful feature of the property is that the property has been extended above the garages, providing a one bedroom self contained annexe wing.

Electric heating throughout, multi fuel (wood and coal) burned in the lounge and the property benefits from double glazing.

There are two paddocks which are fenced from the main garden where a sunken swimming pool can be found. The property and offers exclusivity with conifer trees to the boundaries giving seclusion and privacy. The property is offered with no chain ahead.

#### **ENTRANCE HALL**

#### **DINING ROOM**

23'1" x 14'0" (7.04 x 4.27)

#### **STUDY**

10'7" x 10'5" (3.23 x 3.20)

#### **SITTING ROOM**

20'8" x 15'5" (6.32 x 4.70)

#### **ORANGERY**

15'1" x 25'1" (4.60m x 7.65m)

#### **KITCHEN**

21'1" x 10'5" (6.43 x 3.20)

#### **UTILITY ROOM**

#### **BOOT ROOM**

10'5" x 6'5" (3.20 x 1.96)

#### **W/C**

#### **FAMILY ROOM**

20'2" x 9'10" (6.15 x 3.02)

#### **BEDROOM ONE**

14'0" x 11'1" (4.29 x 3.38)

#### **BEDROOM TWO**

14'0" x 12'5" (4.29 x 3.81)

#### **BEDROOM THREE**

4.32 X 3.17

#### **MASTER BEDROOM**

19'5" x 14'2" (5.92 x 4.34)

#### **EN-SUITE**

#### **FAMILY BATHROOM**

#### **ANNEXE SITTING**

#### **ROOM/KITCHEN**

20'9" x 16'4" (6.35 x 5.0)

#### **ANNEXE BEDROOM**

20'8" x 9'8" (6.32 x 2.97)








**BASEMENT**

25'1" x 15'5" (7.67 x 4.72)


**TRIPLE GARAGE**

26'8" x 21'10" (8.15 x 6.68)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	23	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		29
(21-38) <b>F</b>	1	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

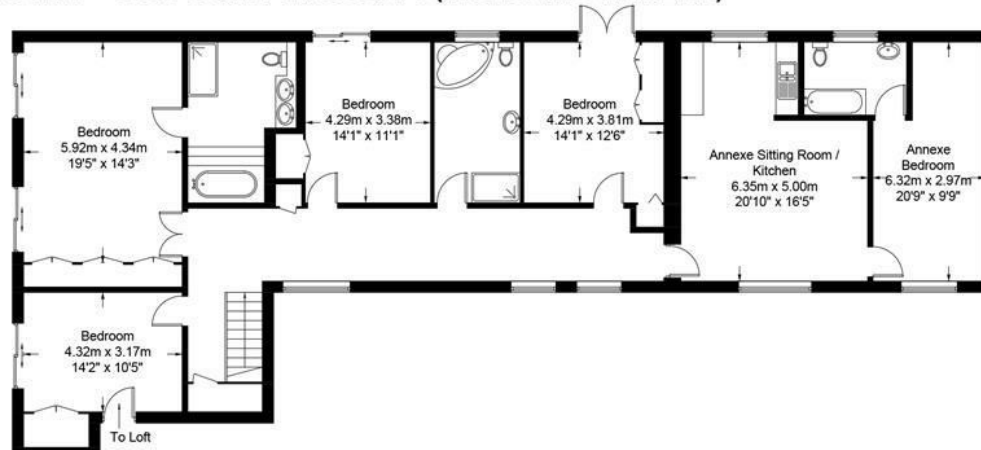
APPROXIMATE GROSS INTERNAL AREA = 395.6 SQ M / 4258 SQ FT

BASEMENT = 35.3 SQ M / 380 SQ FT

TRIPLE GARAGE = 54.6 SQ M / 588 SQ FT

TOTAL = 485.5 SQ M / 5226 SQ FT (INCLUDING ANNEXE)

# FLOORPLAN



First Floor



Ground Floor

Basement

THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.  
CREATED BY EMZO MARKETING (ID684898)  
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