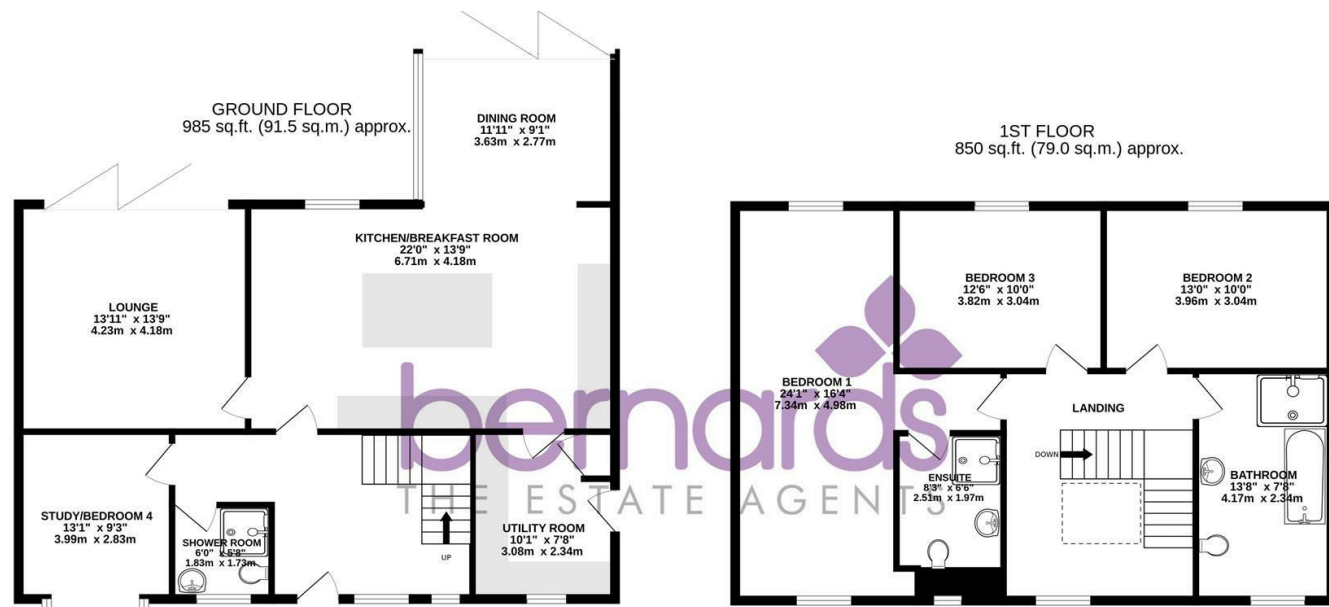


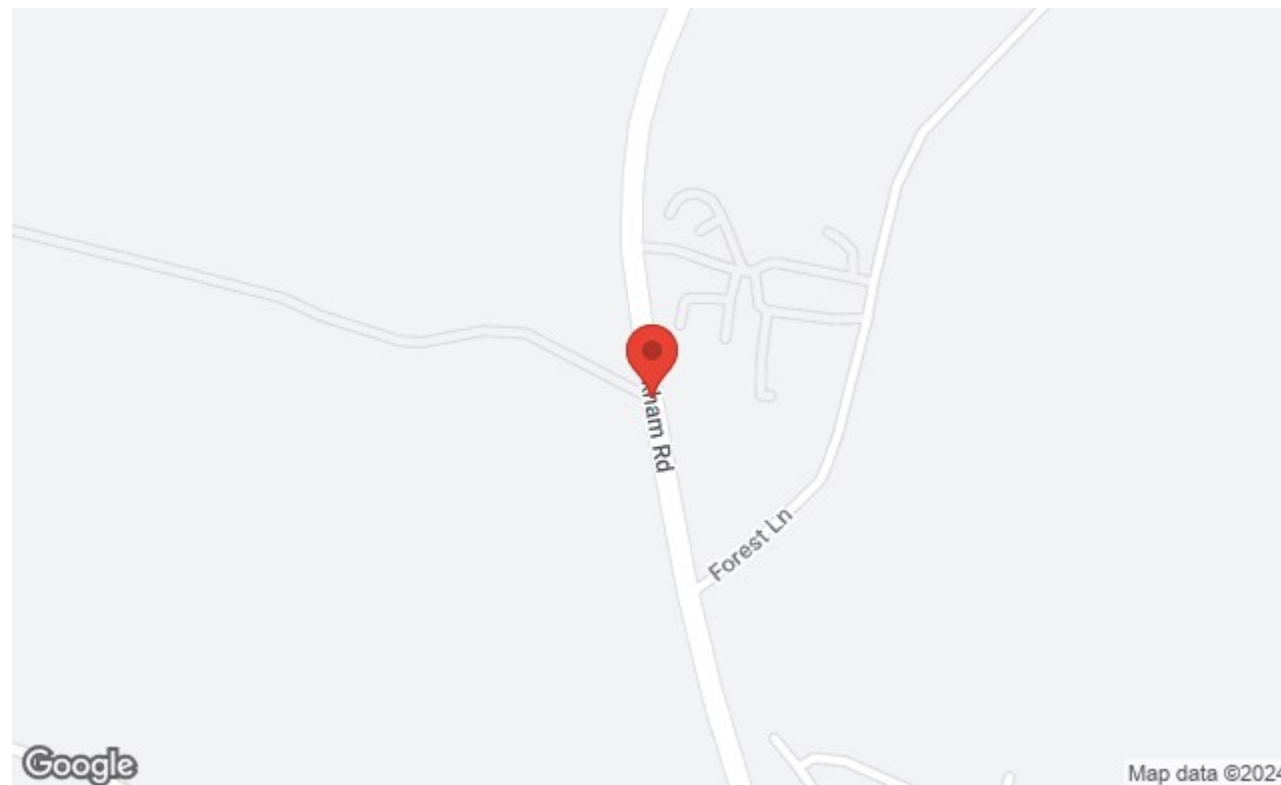


Guide Price £725,000

Wickham Road, Wickham PO17 5BT



TOTAL FLOOR AREA: 1836 sq.ft. (170.5 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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*LAST REMAINING UNIT**

HIGHLIGHTS

- ❖ BUILT FOR THE FUTURE
- ❖ IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- ❖ LIVING ROOM WITH BI-FOLDS
- ❖ UTILITY ROOM PLUS DOWNSTAIRS SHOWER ROOM
- ❖ VERSATILE STUDY/BEDROOM FOUR
- ❖ THREE BEDROOMS ON THE FIRST FLOOR
- ❖ LANDSCAPED GARDEN
- ❖ DEVELOPMENT OF ONLY TWO UNITS
- ❖ 10 YEAR NEW BUILD WARRANTY
- ❖ LAST REMAINING UNIT

Oaktree stands as an exceptional newly constructed detached family home, thoughtfully designed to embrace modern efficiency and flexible living, the property is located in the village of Wickham and close to the town of Fareham. This residence is a testament to tasteful design and premium craftsmanship.

The property comprises spacious hallway with bespoke gallery style staircase and leads to a well-appointed front aspect study with picture window, the study could easily become a further bedroom if needed. A convenient shower room and a utility room can also be found.

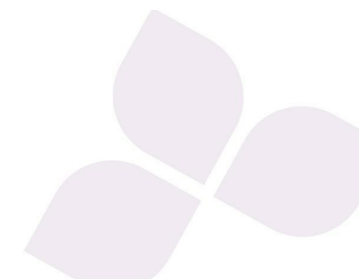
To the rear of the downstairs is the HUB of the property and has an open-plan kitchen/diner with integrated appliances, a generous lounge and summer room with both having bi-fold doors

seamlessly connecting the indoor and outdoor spaces.

On the first floor reveals the main bedroom, featuring ample wardrobe space and a luxurious en-suite bathroom. The main bedroom is double aspect and offers views across the surrounding countryside. Two additional bedrooms and a family bathroom completes the accommodation. To the front you have your own driveway providing parking for 3 vehicles and an EV Charging Point. To the rear you have a landscaped rear garden laid to patio and lawn and enclosed to all sides with side pedestrian access to both sides.

This forward-thinking home has the added benefit of high-speed connectivity throughout, energy-efficient heating system and hot water setup, coupled with a heat recovery ventilation unit for fresh air circulation and state-of-the-art water treatment plant.

79 High Street, Fareham, Hampshire, PO16 7AX
 t: 01329756500



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 01329756500
 www.bernardsestates.co.uk



PROPERTY INFORMATION

WELBOURNE

Due to the expansion of Welbourne over the coming years the main Wickham road will be subject to changes, for further details please give us a call.

LOCATION

Wickham is situated in the Meon Valley, approximately 4 miles north of Fareham and 12 miles south of Winchester. Wickham offers a range of local amenities, including shops, restaurants, and pubs. The village square is a picturesque setting for shopping and dining. The village is well-connected by road and is accessible from the M27 motorway. It's also close to Fareham, which has a railway station providing train services.

SCHOOLS

Boundary Oak School
Wickham Church of England Primary School
Uplands Primary School
Harrison Primary School

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

REMOVAL QUOTE

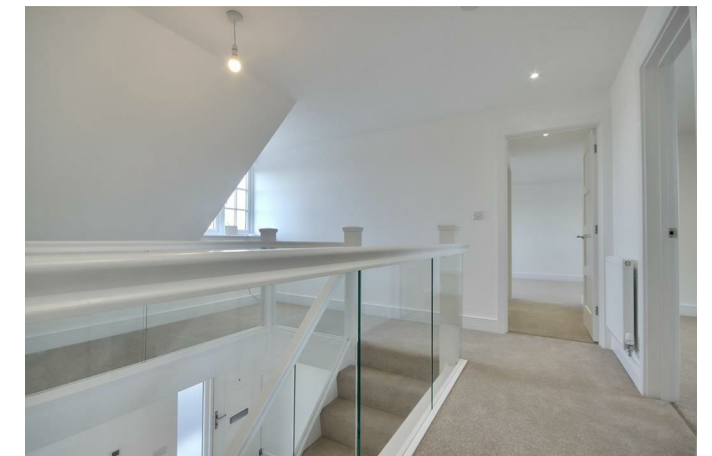
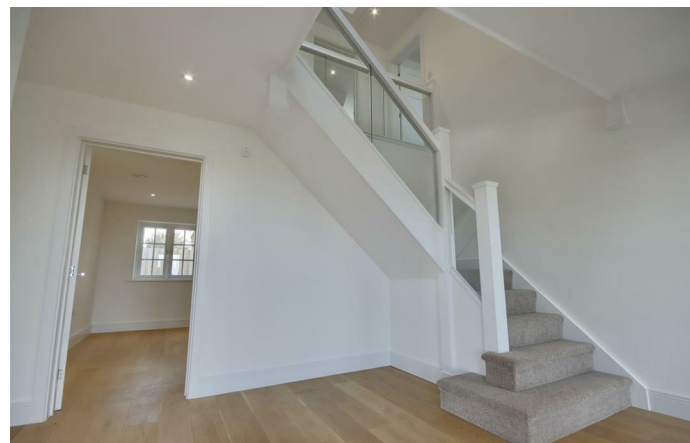
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

COUNCIL TAX BAND

Awaiting council assignment



Energy Efficiency Rating	
Current	Potential
86	92
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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