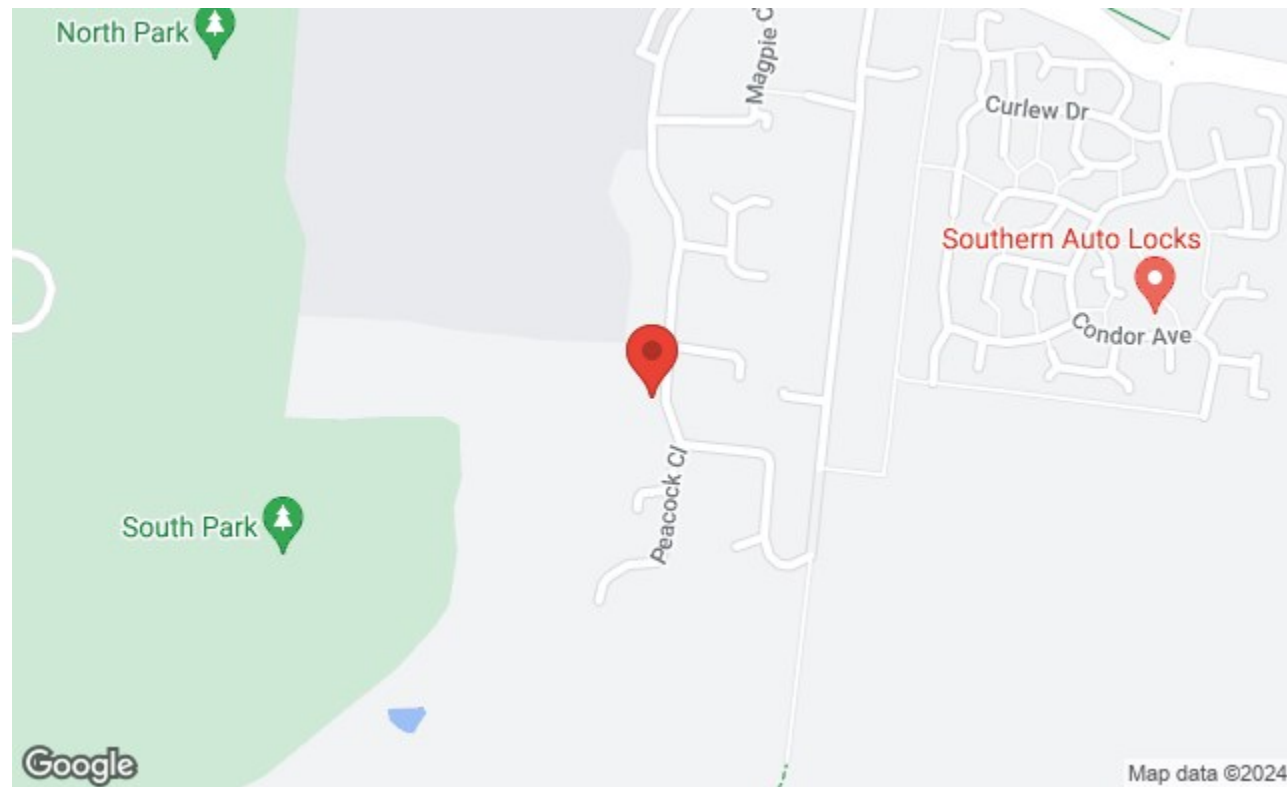
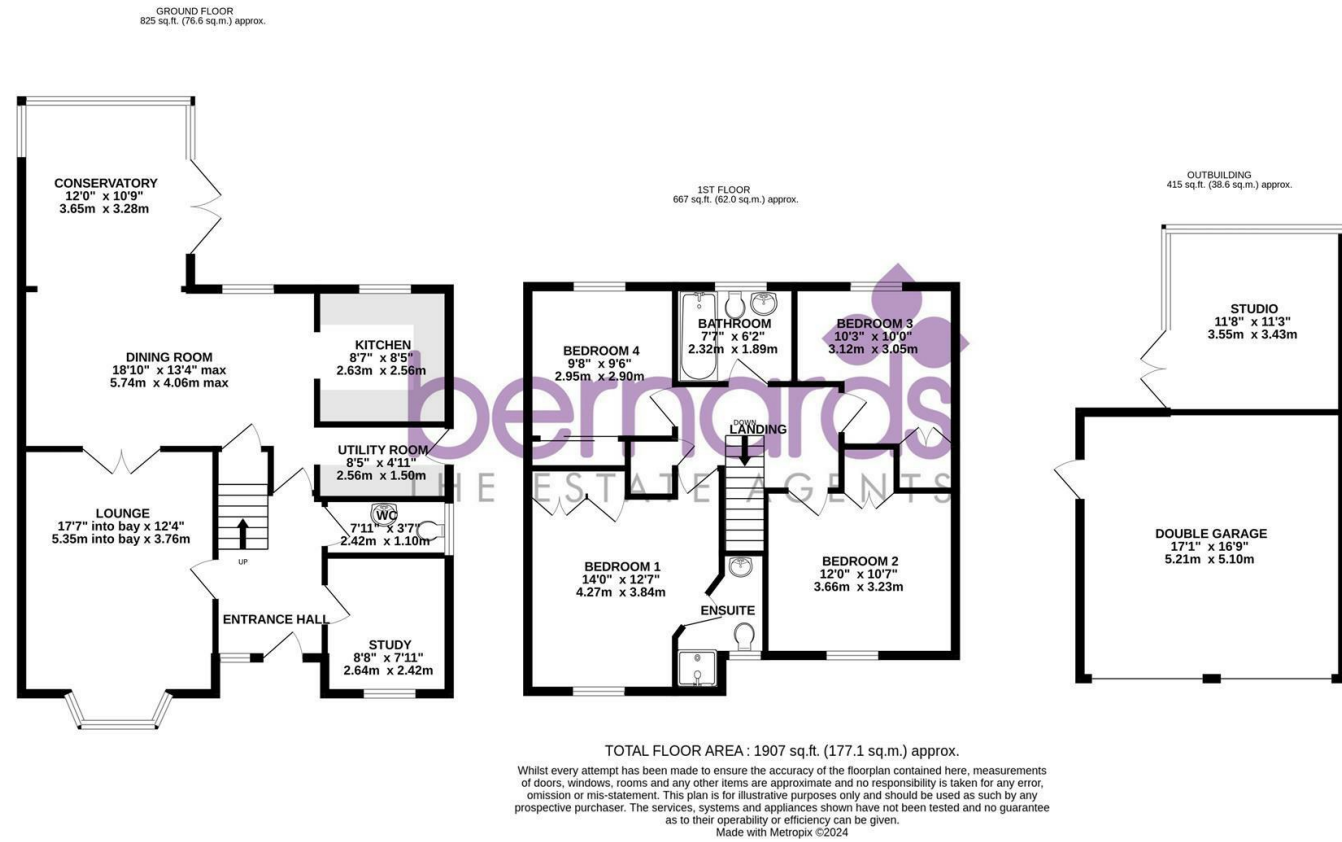


**FOR SALE**

Offers In Excess Of £625,000

Shearwater Avenue, Fareham PO16 8YE

**bernards**  
THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 3 living areas

**HIGHLIGHTS**

- EXTENDED LARGE DETACHED HOUSE
- FOUR BEDROOMS WITH BUILT IN WARDROBES
- FAMILY BATHROOM AND ENSUITE TO MASTER
- SEPERATE LOUNGE
- OPEN PLAN, KITCHEN/DINING, CONSERVATORY
- UTILITY ROOM AND STUDY
- DOUBLE GARAGE AND A SEPERATE STUDIO
- DRIVEWAY FOR MULTIPLE VEHICLES
- PRIVATE REAR GARDEN OVERLOOKING WOODLAND
- WALKING DISTANCE TO CAMS HILL SCHOOL

**\*\*LARGE FOUR BEDROOM DETACHED HOUSE\*\***

An exceptional and rare opportunity awaits with this extended four-bedroom detached house, nestled within the highly esteemed development close to Cams Hill School. The property boasts immaculately presented internal accommodation, meticulously altered and extended to meet contemporary living standards.

As you enter the home you are greeted with a large bright hallway making the perfect first impression. The ground floor comprises an cloakroom, study, and lounge, along with the focal point of the home - an open-plan modern fitted kitchen/diner/family room. This area seamlessly blends functionality with style, offering a perfect space for both everyday living and entertaining. A utility room adds to the convenience, while the impressive addition of a

conservatory with a double-glazed roof floods the interior with natural light.

Upstairs, the first floor hosts four well-proportioned bedrooms, including the main bedroom with an en-suite shower room, alongside a modern fitted family bathroom.

Externally, the property is equally impressive, with a driveway providing ample parking space, a detached double garage, and a versatile studio - ideal for home workers. The private and sizable westerly facing rear garden offers a peaceful retreat, complete with a wooded aspect.

Given its impressive size and prime location, particularly its proximity to local schools and a short stroll to the shoreline, we strongly recommend reaching out to us today to schedule a viewing!

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



Call today to arrange a viewing  
01329756500  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

**LOUNGE**  
17'6" \* 12'4" (5.35 \* 3.76)

**DINING ROOM**  
18'9" \* 13'3" (5.74 \* 4.06)

**CONSERVATORY**  
11'11" \* 10'9" (3.65 \* 3.28)

**KITCHEN**  
8'7" \* 8'4" (2.63 \* 2.56)

**UTILITY ROOM**  
8'4" \* 4'11" (2.56 \* 1.50)

**W/C**  
7'11" \* 3'7" (2.42 \* 1.10)

**STUDY**  
8'7" \* 7'11" (2.64 \* 2.42)

**BEDROOM ONE**  
14'0" \* 12'7" (4.27 \* 3.84)

**BEDROOM TWO**  
12'0" \* 10'7" (3.66 \* 3.23)

**BEDROOM THREE**  
10'2" \* 10'0" (3.12 \* 3.05)

**BEDROOM FOUR**  
9'8" \* 9'6" (2.95 \* 2.90)

**BATHROOM**  
7'7" \* 6'2" (2.32 \* 1.89)

**STUDIO**  
11'7" \* 11'3" (3.55 \* 3.43)

**DOUBLE GARAGE**  
17'1" \* 16'8" (5.21 \* 5.10)

**COUNCIL TAX BAND F**

**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

**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!

**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.

**REMOVAL QUOTES**  
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.



Energy Efficiency Rating	
Current	Potential
73	83

Very energy efficient - lower running costs  
(92 plus) 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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