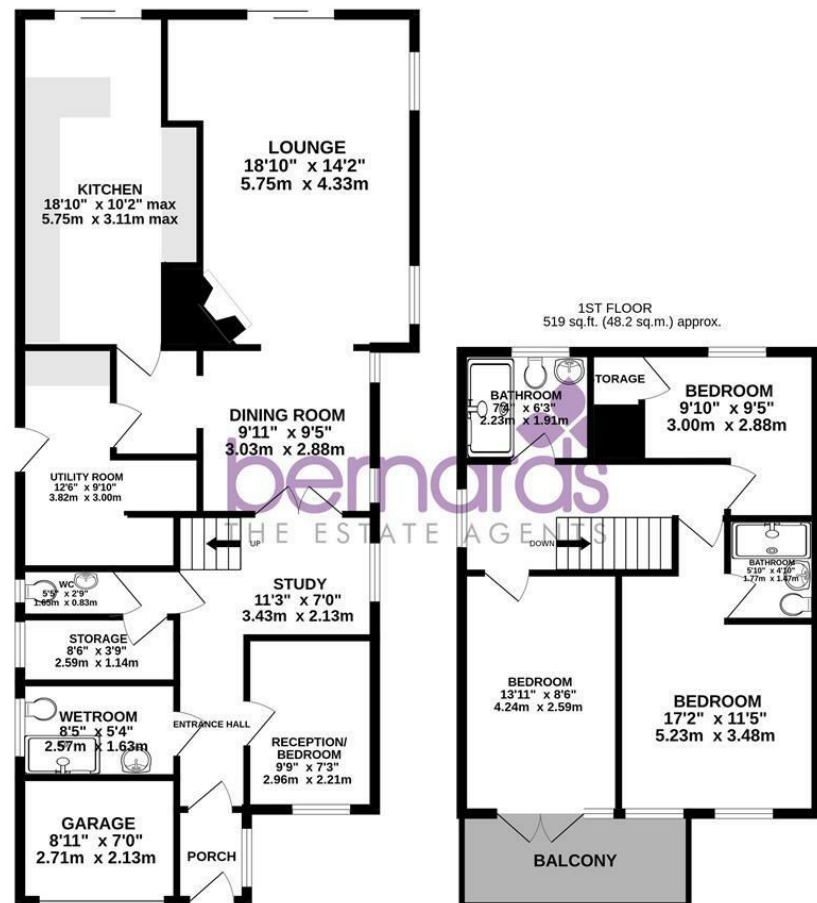


GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Offers In Excess Of £500,000

White Hart Lane, Portchester PO16 9AY



HIGHLIGHTS

- DETACHED HOUSE
- FOUR BEDROOMS
- LARGE EXTENSION
- LIVING ROOM WITH WOOD BURNER
- MODERN KITCHEN PLUS UTILITY ROOM
- TWO FURTHER RECEPTION ROOMS
- THREE BATHROOMS
- DRIVEWAY
- LANDSCAPED REAR GARDEN
- MUST VIEW

Welcome to this exceptional detached house, perfectly situated on White Hart Lane in Portchester. As you step inside, you're greeted by a sense of warmth and space, with three inviting reception rooms ideal for entertaining guests or unwinding with loved ones. With four generously sized bedrooms and three modern bathrooms, this home offers ample accommodation for every member of the household.

Spanning an impressive 1,518 sq ft, this residence provides a comfortable living environment. The expansive rear extensions completed in 2000 has elevated the living experience, introducing a spacious living room featuring a charming woodburner, and a well-appointed kitchen, both seamlessly connecting to the beautifully landscaped garden through sliding doors.

Speaking of the garden, prepare to be enchanted

by its meticulous design, boasting composite decking, artificial lawn, and a serene patio area - the perfect setting for enjoying sunny days or hosting memorable outdoor gatherings.

Parking convenience is assured with space for up to four vehicles, ensuring hassle-free arrivals for both residents and guests. Meanwhile, the presence of two bathrooms and one ensuite ensures that the morning routine flows smoothly, offering practicality and luxury in equal measure.

Seize the opportunity to call this enchanting property your new home. Schedule a viewing today and envision the wonderful lifestyle that awaits you at this idyllic retreat on White Hart Lane.

Call today to arrange a viewing

01329756500

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PROPERTY INFORMATION

LOCATION

Portchester is a village in the Borough of Fareham in Hampshire, England. It is 4 miles (6.4 km) northwest of Portsmouth and around 18 miles east of Southampton on the A27 road. Port Solent with its many shops, bars and restaurants is popular with Portchester residents and is just 3.4 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hill Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

SCHOOLS

Cams Hill
Portchester Secondary
Wicor Primary
Northern Infant
Northern Junior
Red Barn Primary
Castle Primary

COUNCIL TAX BAND - E

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!

SOLICITORS

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.

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.



Energy Efficiency Rating		Current	Potential
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		73	81
England & Wales			

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