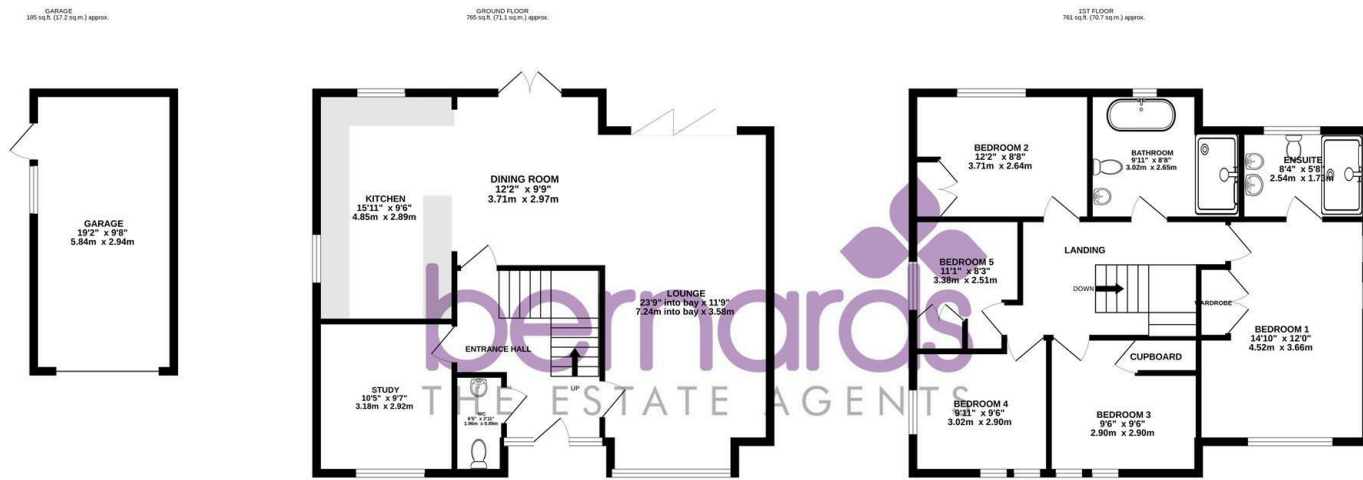


FOR SALE

Asking Price £600,000

Charity View, Fareham PO17 5NG

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1711 sq.ft. (158.9 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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HIGHLIGHTS

- ❖ Beautiful Family Home
- ❖ Desired Cul-de-Sac Location
- ❖ "Turn Key" Condition
- ❖ No Onward Chain
- ❖ Over 1700 SQFT of Space
- ❖ Five Bedrooms
- ❖ Open Plan Living Options
- ❖ Mature Rear Garden
- ❖ Garage and Driveway
- ❖ A Must View To Fully Appreciate

This beautiful family home is situated in the highly sought-after Knowle Village, where charm meets convenience. Surrounded by picturesque green spaces, country paths and historic buildings, this location offers a tranquil setting, while still being close to amenities and major transport links.

This well-proportioned family home has been lovingly improved by its current owners, offering a blend of contemporary comfort and timeless elegance. Upon entering, you're greeted by an inviting entrance hallway that sets the tone for the rest of the house. The highlight of the home is undoubtedly the stunning open-plan kitchen/lounge/diner at the rear of the property, featuring bi-folding doors out to the garden and oak flooring. The kitchen boasts ample space, complete with a breakfast bar, quartz worktops, and a charming butler sink. The seamless flow into the dining area is perfect for hosting gatherings and dinner parties.

The clever removal of internal walls has created a spacious and inviting family space. Here, a beautiful fireplace takes centre stage, while front-to-back

windows and doors flood the room with natural light throughout the day. The ground floor also benefits from a convenient w/c and a versatile room that could serve as a playroom or home office, catering to the needs of modern family life.

Upstairs, discover five well-proportioned bedrooms, including a vast master suite complete with a bedroom, fitted wardrobes, and ensuite. The remaining bedrooms also feature fitted wardrobes and share a recently refurbished family bathroom, complete with a luxurious freestanding tub.

Outside, the garden offers a delightful retreat, with a sunny patio area adorned with a pergola covered in grapevines, perfect for al fresco dining. Mature borders and plenty of lawn space create a serene backdrop, while a garden shed and access to the garage provides ample storage options.

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



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



PROPERTY INFORMATION

LOUNGE
23'9" x 11'8" (7.24 x 3.58)

KITCHEN
15'10" x 9'5" (4.85 x 2.89)

DINING ROOM
12'2" x 9'8" (3.71 x 2.97)

PLAYROOM
10'5" x 9'6" (3.18 x 2.92)

BEDROOM ONE
14'9" x 12'0" (4.52 x 3.66)

ENSUITE
8'3" x 5'8" (2.54 x 1.73)

BEDROOM TWO
12'2" x 8'7" (3.71 x 2.64)

BEDROOM THREE
9'6" x 9'6" (2.90 x 2.90)

BEDROOM FOUR
9'10" x 9'6" (3.02 x 2.90)

BEDROOM FIVE
11'1" x 8'2" (3.38 x 2.51)

BATHROOM
9'10" x 8'8" (3.02 x 2.65)

GARAGE
19'1" x 9'7" (5.84 x 2.94)

ACCESSIBILITY

Within the property there is currently a personnel lift and hoists fitted for accessibility from the study to bedroom four.

There is the potential option for these to be left in the property or removed if necessary.

Please get in touch for more information.

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 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.

SOLICITOR

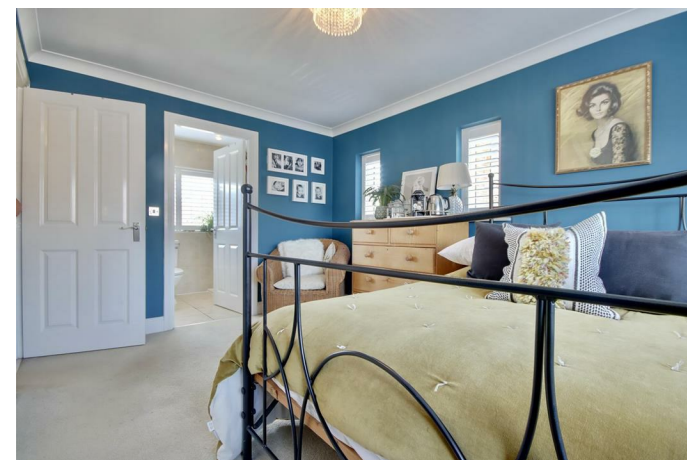
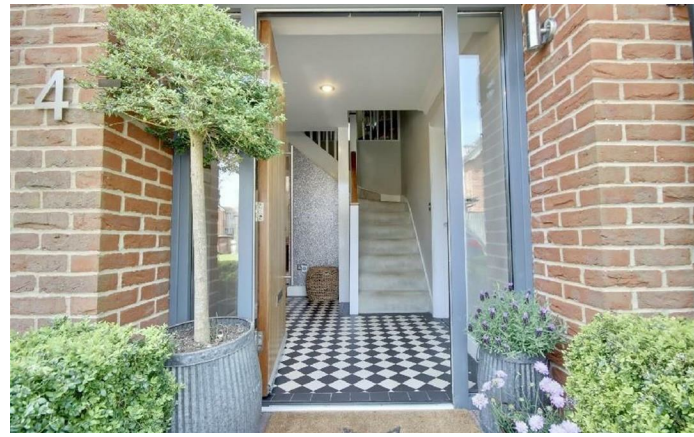
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

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.

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	69 B 80
(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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