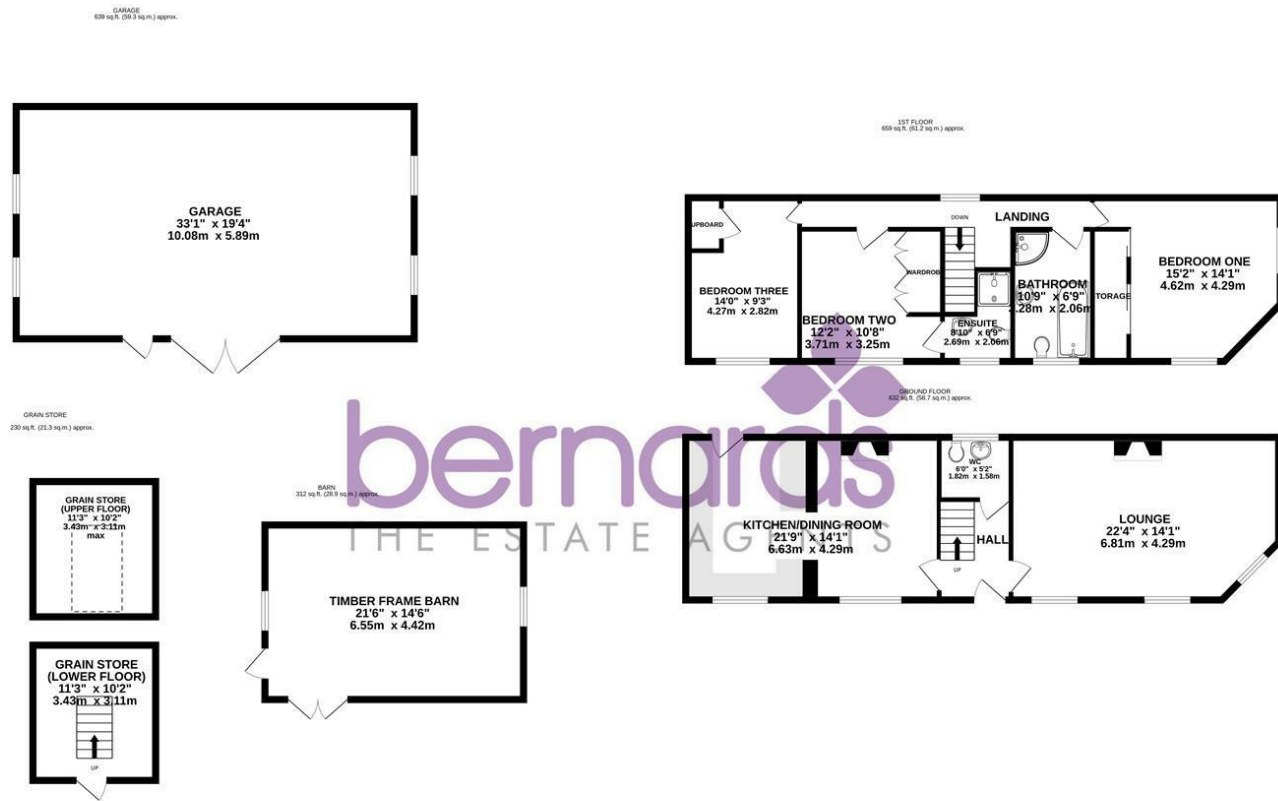


FOR SALE

Offers Over £575,000

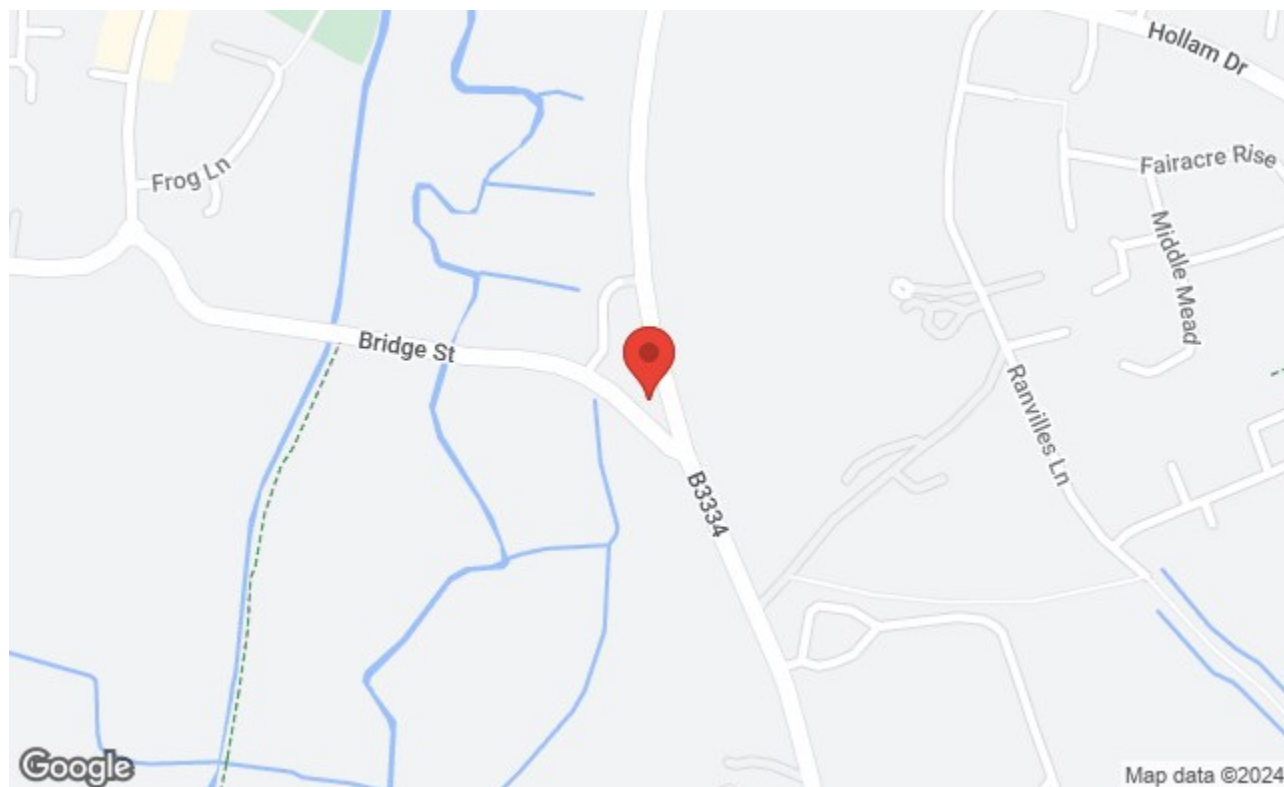
Bridge Street, Fareham PO14 3QL

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2471 sq.ft. (229.5 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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3 3 2

HIGHLIGHTS

- BEAUTIFUL BARN STYLE HOME FULL OF CHARACTER
- OVER 1000SQFT OF OUTBUILDING SPACE
- ORIGINAL TILES AND BEAMS THROUGHOUT
- MODERN KITCHEN DINER LAYOUT
- LARGE LOUNGE WITH WOOD BURNING STOVE
- SMEG KITCHEN APPLIANCES
- TITCHFIELD VILLAGE LOCATION
- COUNTRY WALKS ON YOUR DOOR STEP
- VENDORS READY TO MOVE
- A MUST VIEW

A Blend of historic charm and modern living, discover the perfect village lifestyle in this stunning character home in Titchfield. Just steps away from the tranquil canal, this property offers the best of both worlds: serene country walks and the convenience of a bustling town a short drive away.

As you approach, the charm and character of this home are immediately evident. The gated driveway provides ample parking and features three substantial outbuildings, offering over 1,000 sqft of versatile space. Among these is an original grain store from the old farm, adding a touch of historical allure.

Upon entering, a central hallway welcomes you, complete with a downstairs W/C and utility area. Your attention is drawn to the left where you'll find the true heart of the home: a spacious kitchen diner designed for social living. This inviting space accommodates a large dining table in front of a roaring fireplace, perfect for family gatherings. The kitchen itself is a chef's delight, equipped with generous worktop space and high end Smeg cooker.

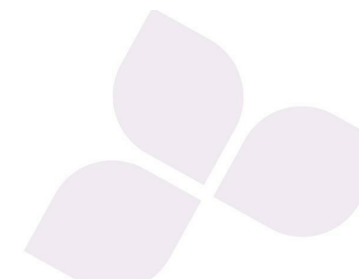
Original floor tiles and beams, believed to date back to the 1850s, enhance the historical ambiance.

Across the hallway, the large sitting room extends over 22 feet in length. This dual-aspect room, featuring a second fireplace, provides a generous yet intimate space for relaxation.

Upstairs, the home offers three well-appointed bedrooms, each with ample fitted storage. One bedroom boasts an ensuite shower room, while the family bathroom features a luxurious four-piece suite, ensuring comfort and convenience for all. The internal living space totals over 1,400 sqft, providing plenty of room for family life.

Outside, the garden wraps around the cottage, offering numerous flower beds for the avid gardener. The largest outbuilding, currently used for car storage, presents significant potential for conversion into an annex, home office, or gym, catering to a variety of needs.

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



Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN/DINER
21'9" x 14'0" (6.63 x 4.29)

LOUNGE
22'4" x 14'0" (6.81 x 4.29)

WC / UTILITY
5'11" x 5'2" (1.82 x 1.58)

BEDROOM ONE
15'1" x 14'0" (4.62 x 4.29)

BEDROOM TWO
12'2" x 10'7" (3.71 x 3.25)

ENSUITE
8'9" x 6'9" (2.69 x 2.06)

BEDROOM THREE
14'0" x 9'3" (4.27 x 2.82)

BATHROOM
10'9" x 6'9" (3.28 x 2.06)

GARAGE
33'0" x 19'3" (10.08 x 5.89)

BARN
21'5" x 14'6" (6.55 x 4.42)

GRAIN STORE
11'3" x 10'2" (3.43 x 3.11)

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

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.

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.

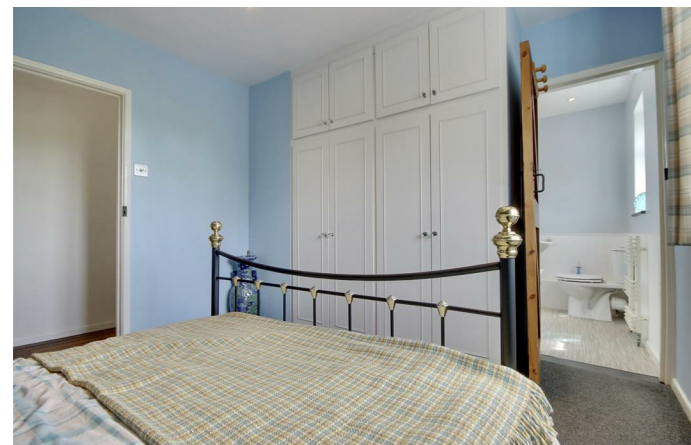
BERNARDS MORTGAGE & PROTECTION

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.



| 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 | | England & Wales | |



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