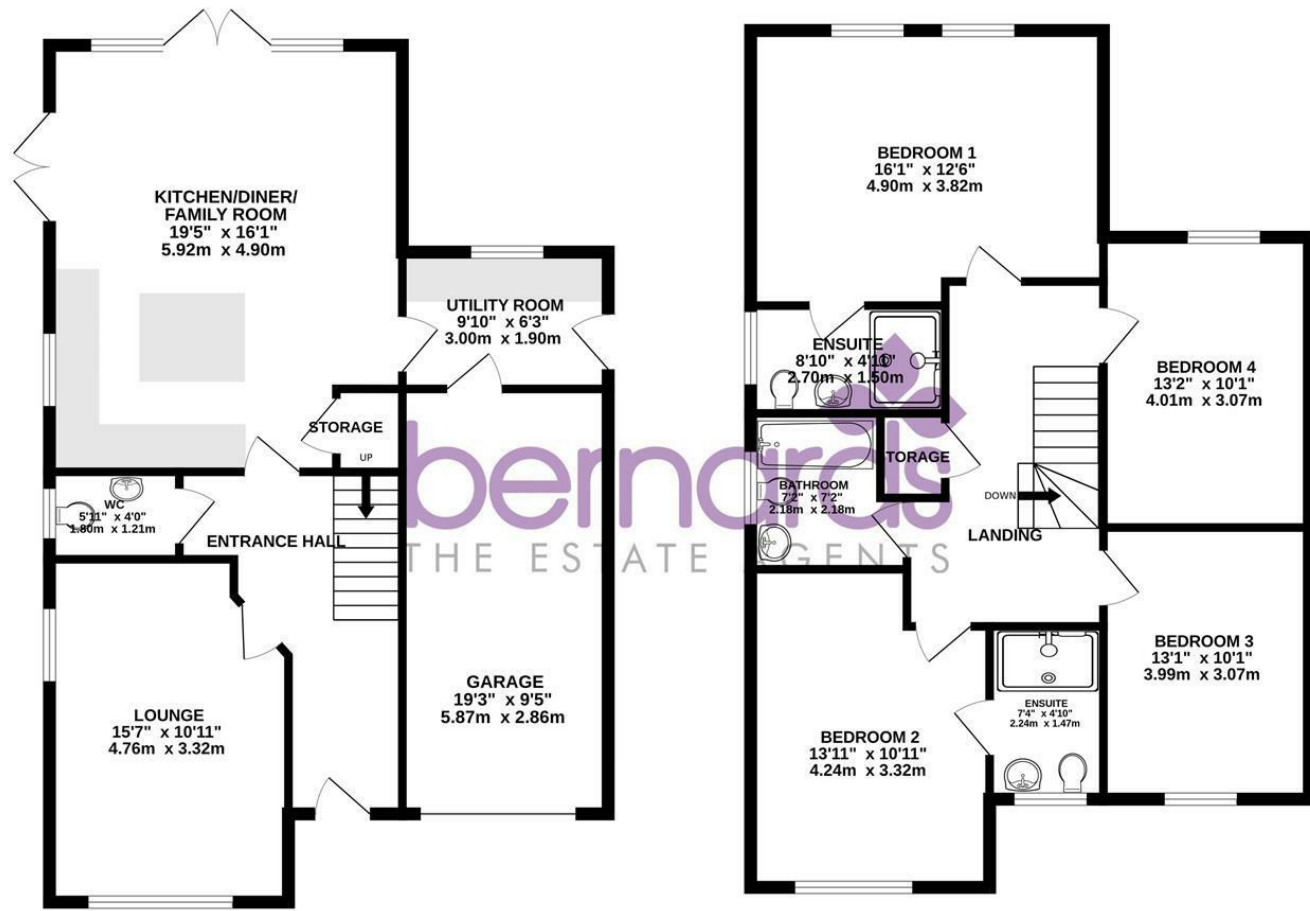


GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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.  
Made with Metropix ©2024



Guide Price £585,000

Wickham Road, Fareham PO16 7HY



## HIGHLIGHTS

- ❖ NEW BUILD DEVELOPMENT OF ONLY 2 UNITS
- ❖ DETACHED HOUSE
- ❖ FOUR DOUBLE BEDROOMS TWO WITH ENSUITE
- ❖ LIVING ROOM
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ GARAGE PLUS PARKING
- ❖ MODERN DESIGN
- ❖ 10 YEAR STRUCTURAL WARRANTY

Presenting an exceptional, newly constructed detached home which has been meticulously designed. Nestled in a prestigious non-estate location, this property enjoys convenient proximity to Fareham town center and falls within the coveted catchment area for good schooling.

Part of an exclusive development comprising of only two units, this home is discreetly positioned amidst mature surroundings, set back from the road. Offering generous living spaces, perfectly tailored for contemporary family life, the accommodation is both impressive and functional.

The ground floor welcomes you with an inviting entrance hall, leading to a cloakroom, lounge, and a seamlessly integrated open-plan kitchen/diner/family room flooded with natural light from dual aspects. Completing this level is a convenient utility room and access into the integral garage.

Ascending to the first floor, discover four spacious double bedrooms, including two with en-suite shower rooms, alongside a family bathroom. Outside, the property boasts gardens to the front, side, and rear, the latter providing a tranquil backdrop of mature trees and shrubbery. Parking is provided via a driveway at the front, supplemented by a garage for added convenience.

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk





# PROPERTY INFORMATION

## GENERAL

All walls and ceiling flat plastered and decorated  
 Close boarded fencing with concrete posts and plinths between rear gardens  
 Block paved driveway with allocated parking for two cars plus integral garage  
 Quality carpets and underlay to bedrooms and living room  
 10 year full structural warranty  
 Air source heat pump  
 Underfloor heating to downstairs, traditional radiators upstairs.

## KITCHEN/DINER

Fully fitted units designed by specialists with soft close to doors and drawers.  
 Quartz Worktops.  
 1.5 bowl stainless steel sink.  
 White LED down lights.  
 Under Pelmet Lighting to kitchen units.  
 Induction Hob, Vented Extractor and Glass Splash-back.  
 Fully Integrated double oven, fridge-freezer and dishwasher.  
 Karndean floor.

## BATHROOMS

Porcelanosa full height tiling to showering and bath areas.  
 Half height matching tiles to cistern and bath area.  
 Splashback tiling behind basin.  
 Floor tiling.  
 Chrome towel radiator.  
 Vanity Under basin storage units.  
 White LED down lights.

## REAR GARDEN

External lighting to front and rear.  
 Outside tap.  
 Turfed back garden.  
 Paving to pathways and patios.  
 Electric car charging point.

## PARKING

EV Charging point  
 x3 Allocated parking spaces

## LOCATION

Fareham is a market town at the north-west tip of Portsmouth Harbour, between the cities of Portsmouth and Southampton in Hampshire, England. It has a rich maritime history and is known for its historic architecture, including the 12th-century Portchester Castle. Fareham also boasts picturesque countryside, with the River Meon flowing through it and the Solent coast nearby, offering scenic walks and outdoor activities. It's also a commuter town, with good transport links to nearby cities and London.

## SCHOOLS

Harrison Primary School  
 Uplands Primary School  
 Boundary Oak School  
 Kingsgate School  
 Cams Hill 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.

## 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 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.



Energy Efficiency Rating	
Current	Potential
82	87

Very energy efficient - lower running costs  
 (82-91) A  
 (69-81) B  
 (55-68) C  
 (39-54) D  
 (21-38) E  
 (1-20) F  
 (1-20) G

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 England & Wales



Call today to arrange a viewing  
 01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

