

Offers In Excess Of £700,000

Wykeham Place, Fareham PO16
0FA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ THREE/FOUR BEDROOMS
- ◆ TOWNHOUSE
- ◆ KITCHEN/DINER WITH INTEGRATED APPLIANCES
- ◆ ARRANGED OVER FOUR FLOORS
- ◆ DOUBLE GARAGE AND PARKING
- ◆ FUSION OF CHARACTER AND CONTEMPORARY DESIGN
- ◆ LUXURY GATED DEVELOPMENT
- ◆ STUNNING SUN ROOM WITH VIEWS OVER FAREHAM
- ◆ HARRISON PRIMARY AND CAMS HILL SCHOOL CATCHMENT
- ◆ CENTRAL LOCATION

Welcome to Wykeham Place, Fareham - a stunning mews house that offers the perfect blend of modern living and comfort. This property boasts 2 reception rooms, 4 spacious bedrooms, and 3 beautifully designed bathrooms, providing ample space for all your needs.

With a generous 2,408 sq ft of living space, this house offers a contemporary layout that is perfect for both relaxing and entertaining. The property, built in 2020, exudes a sense of elegance and style, making it a truly desirable home.

One of the standout features of this property is the sunroom, where you can bask in natural light and enjoy panoramic views across Fareham. Imagine starting your day with a cup of tea in this serene

space, soaking in the beauty of the surroundings.

For those who love outdoor living, the private terrace is the ideal spot for al fresco dining or simply unwinding after a long day. The double garage provides ample space for your vehicles, ensuring convenience and security.

Situated in a gated development, this home offers both privacy and security, giving you peace of mind. With parking available for a number of vehicles, you'll never have to worry about finding a spot for your car again.

Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm of Wykeham Place for yourself.

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





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PROPERTY INFORMATION

KITCHEN/DINER

22'4" * 14'11" (6.81 * 4.55)

Extensive range of high quality continental handleless fitted units in Mali Wenge finish
Substantial dining island with integrated Siemens induction hob and feature extraction canopy
Integrated Siemens appliances: - Multi-function oven, steam oven, microwave, coffee machine, warming drawer, full height larder fridge, full height larder freezer, dishwasher
Integrated glass fronted wine cabinet
Composite white/grey marble finish work surfaces with integrated sink and Grohe tap

SHOWER ROOM

11'3" * 7'1" (3.43 * 2.18)

Large format (800mm x 800mm) Italian tiles to floors and all walls
Wall hung vanity units and WC's with concealed cistens
High quality chrome fittings
Wetroom to ground floor and en-suite
Feature recessed storage with integral spotlights
Chrome towel rails

BEDROOM FOUR/STUDY

9'6" * 8'0" (2.90 * 2.46)

LOUNGE

14'9" * 13'5" (4.52 * 4.09)

BATHROOM

10'4" * 7'6" (3.15 * 2.29)

Large format (800mm x 800mm) Italian tiles to floors and all walls
Wall hung vanity units and WC's with concealed cistens
High quality chrome fittings
Wetroom to ground floor and en-suite
Feature recessed storage with integral spotlights
Chrome towel rails

BEDROOM THREE

15'1" * 8'11" (4.60 * 2.74)

BEDROOM ONE

17'5" * 14'11" (5.31 * 4.55)

ENSUITE

10'9" * 7'4" (3.30 * 2.26)

Large format (800mm x 800mm) Italian tiles to floors and all walls
Wall hung vanity units and WC's with concealed cistens
High quality chrome fittings
Wetroom to ground floor and en-suite
Feature recessed storage with integral spotlights
Chrome towel rails

BEDROOM TWO

15'1" * 9'4" (4.62 * 2.87)

SUN ROOM

15'3" * 13'6" (4.67 * 4.14)

GARAGE

18'8" * 15'3" (5.69 * 4.65)

Council Tax Band F

Electrical and Heating

Fully certified electrical installation
Video entry and intruder alarm systems
Recessed ceiling spotlights
Feature "mood" lighting to kitchen
Hard wired ethernet ports to most rooms
IT/communications cabinet in plant room feeding wi-fi and broadband throughout the property
Click flat plate sockets and switches in a satin chrome finish
Wired for AV in all principle rooms
Feature external lighting to all 3 terraces
High output electrical heating and hot water systems situated within a dedicated plant/utility room
Anthracite designer radiators with thermostatic controls
Power and lighting to the garage

Estate Charge

£425 per year estate charge

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

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.

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.

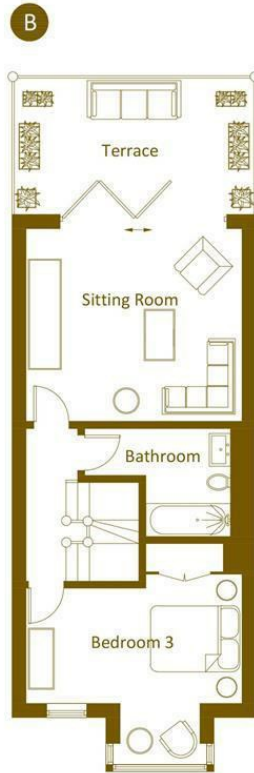
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Plots 9,10,11,12,13,14 & 15 (Plot 10 measurements)
 Approximate Gross Internal Area = 2408 sq ft
 (Including Terrace)



= Reduced headroom below 1.5m / 5'0"

Ground Floor

- A. GROUND FLOOR
- Kitchen / Breakfast Room
- Bedroom 4
- Utility
- Shower Room
- C. SECOND FLOOR
- Bedroom 1
- Bedroom 2
- Shower Room

6.81m x 4.55m (22'4 x 14'11) / 342 Sq Ft
 2.90m x 2.46m (9'6 x 8'1) / 88 Sq Ft
 2.01m x 1.47m (6'7 x 4'10) / 32 Sq Ft
 3.43m x 2.18m (11'3 x 7'2) / 45 Sq Ft

First Floor

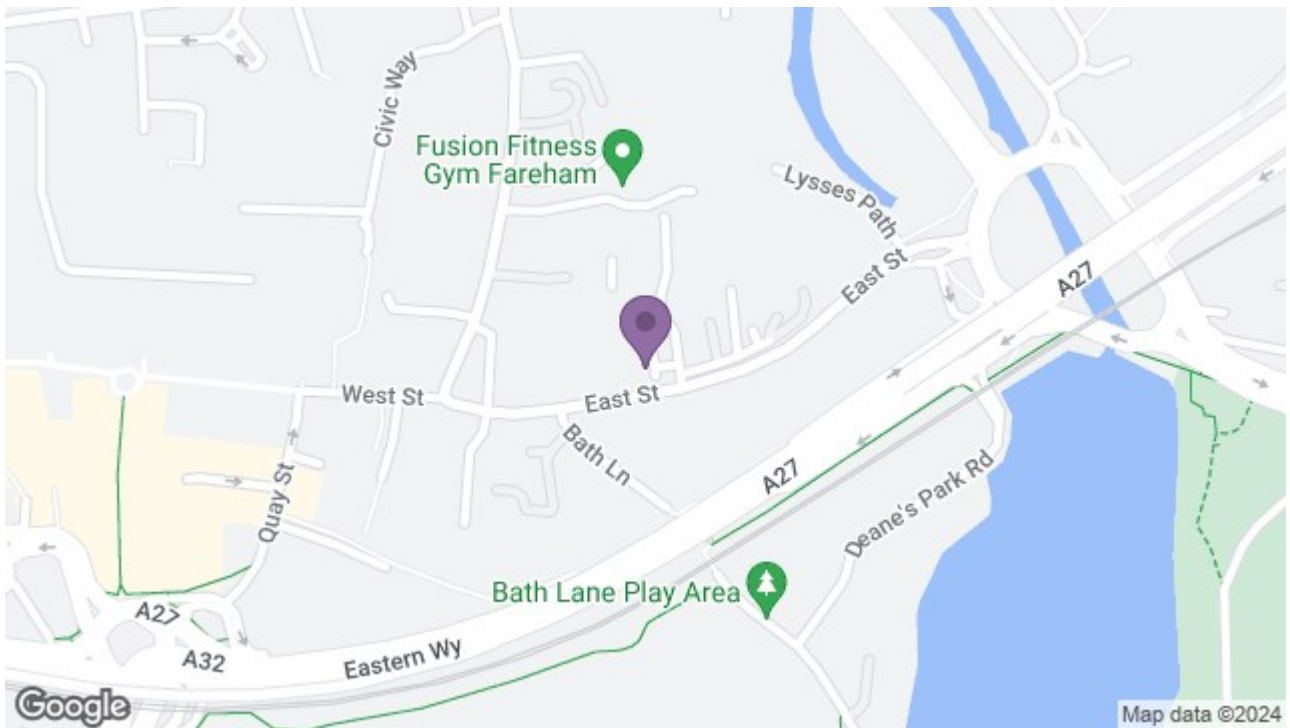
- B. FIRST FLOOR
- Sitting Room
- Bedroom 3
- Bathroom
- Terrace
- D. THIRD FLOOR
- Sun Room
- Terrace
- Terrace

4.52m x 4.09m (15'11 x 13'1) / 209 Sq Ft
 4.60m x 2.74m (15'10 x 11'3) / 168 Sq Ft
 3.15m x 2.29m (10'4 x 7'6) / 58 Sq Ft
 4.60m x 2.92m (15'1 x 9'7) / 159 Sq Ft

Third Floor

Garage 5.69m x 4.65m (18'8 x 15'3)

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Bernards have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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