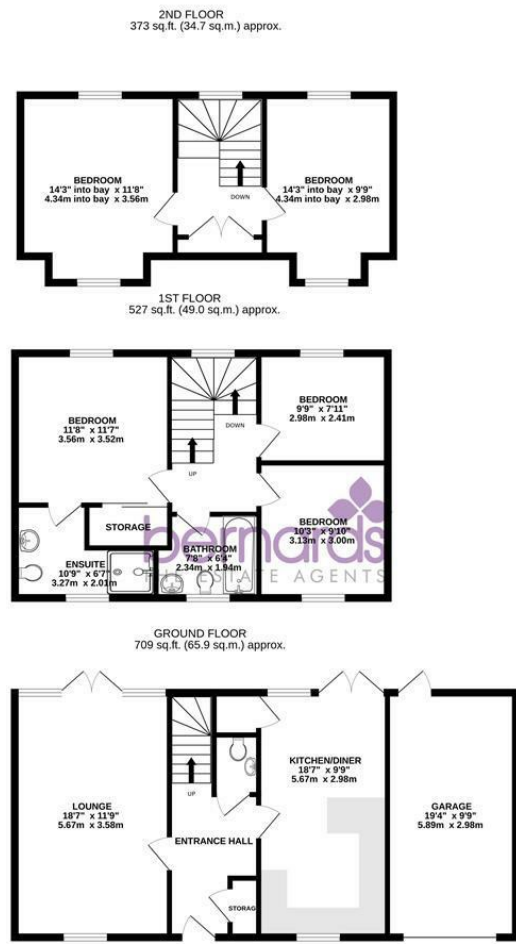


FOR SALE

Guide Price £500,000

Orchid Close, Knowle PO17 5GG

bernards THE ESTATE AGENTS



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### HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ FIVE BEDROOMS
- ❖ MODERN KITCHEN/DINER LAYOUT
- ❖ LOUNGE
- ❖ ENSUITE & FAMILY BATHROOM
- ❖ HIGHLY ENERGY EFFICIENT - RATING C
- ❖ DRIVEWAY PLUS GARAGE
- ❖ LANDSCAPED REAR GARDEN
- ❖ KNOWLE VILLAGE LOCATION

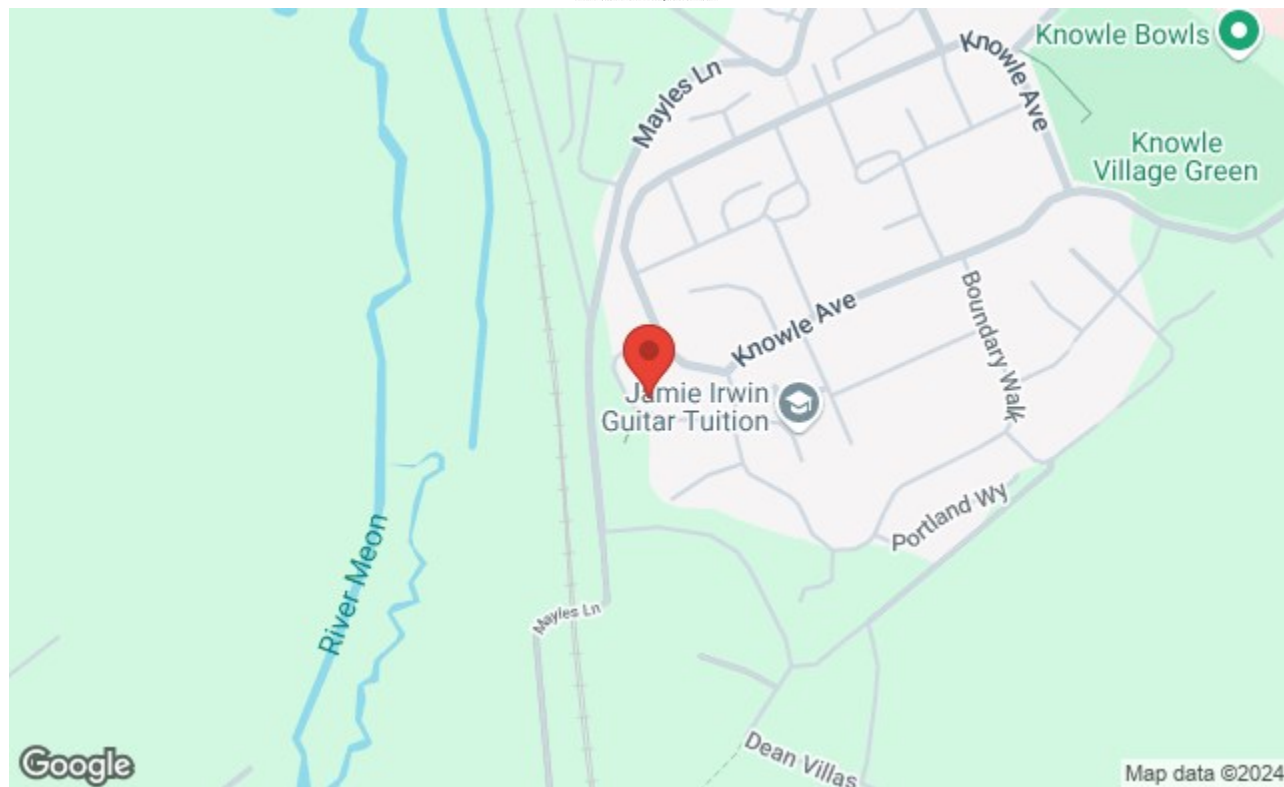
A Fantastic Opportunity to purchase this five bedroom detached house located in the ever popular village of Knowle.

Step inside to a welcoming hallway that leads to a spacious dual-aspect living room, filled with natural light from double-glazed windows and French doors, which open onto the beautifully maintained garden. The modern kitchen is a highlight, featuring sleek wall and base units, high-quality work surfaces, a built-in induction hob, electric oven, integrated dishwasher, and a larder-style fridge. This culinary haven seamlessly flows into a dining area, complete with laminate flooring and ample storage.

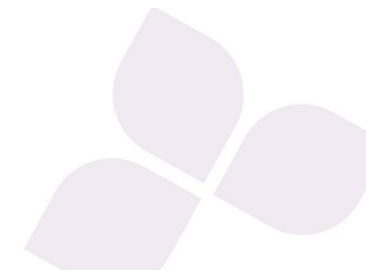
Upstairs, the generously-sized master bedroom offers a private en-suite bathroom,

providing a luxurious retreat. Four additional bedrooms are all well-proportioned and share a beautifully appointed family bathroom, ensuring comfort and convenience for all.

Outside the property boasts a full-sized garage with roller shutter doors, equipped with power, lighting, and plumbing for extra appliances. Off-road parking is available for three vehicles, with two spaces on the driveway and one in front of the garage. The rear garden is designed for low maintenance, featuring a full-width patio area and artificial turf, enclosed by secure fencing and walls. The property also benefits from gated side pedestrian access.



79 High Street, Fareham, Hampshire, PO16 7AX  
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# PROPERTY INFORMATION

## LOUNGE

The room benefits from a dual aspect with double-glazed windows at the front and double-glazed French doors, accompanied by double-glazed side panels, leading to the garden. It includes two radiators and has laminate flooring throughout.

## KITCHEN/DINER

The kitchen which was designed and installed by WREN features a double-glazed window at the front and double-glazed French doors that open to the garden. It includes a single drainer sink unit with a cupboard underneath, along with a variety of wall and base level units topped with work surfaces. The kitchen is equipped with a built-in four-ring induction hob with a cooker hood above and an electric oven below, as well as an integrated dishwasher and a larger-style fridge. There are inset ceiling spotlights for lighting. The dining area includes a radiator, a storage cupboard, and laminate flooring.

## OUTSIDE

Off-road parking is available for three vehicles: two spaces are on the driveway to the left of the property, and one space is in front of the garage. The property includes a full-sized garage with 'Seceuro Glide' remote-controlled roller shutter doors, equipped with power and lighting. Inside, there is plumbing for a washing machine, space for additional appliances, and part-boarded eaves storage space, along with a double-glazed door leading to the garden.

The rear garden features a patio area that extends the full width of the property. The rest of the garden is designed for low maintenance with artificial turf. It is fully enclosed by fencing and walls, and there is a gated side pedestrian access.

## SELLERS NOTES

Built 2006; current owners since 2011.  
Garden: landscaped to level, so it's a larger garden than any others of this type of house and all in Orchard Close. Engineered retaining wall designed and signed-off by Gyory Self Structural Engineers and installed by Exbury Homes Ltd in 2019.  
Kitchen: Wren kitchen and appliances installed 2019.  
Garage: Seceuroglide electric garage door with remote key fobs, installed 2020. Plumbing and drainage for washing machine. Part boarded eaves for additional storage.  
Parking for up to four vehicles (including garage). All exterior woodwork painted 2024.  
BT/EE fibre to the home - 900mb/second.  
For anyone wanting more downstairs space, planning permission was previously granted to build a 3.5m X 6m extension, including going into the garage with potential to extend the garage forward to maintain the option to garage a car.

## SCHOOLS

Wickham Infant and Junior Schools, and for secondary schools it's a choice between Cams Hills School in Fareham and Swanmore College in Swanmore.  
Hampshire County Council provides free transport to these schools for children in the village

## LOCATION

Knowle is a small village in the Fareham borough of Hampshire, England, situated near the town of Fareham and close to the M27 motorway, providing convenient access to Portsmouth and Southampton. The village has a rich history, notably linked to the former Knowle Hospital, which has been redeveloped into a residential area featuring a mix of traditional and modern architecture. Knowle offers basic amenities such as a community centre and local shops, with more comprehensive facilities available in nearby Fareham. It has good transport links, including proximity to the Fareham railway station, and is surrounded by green spaces, contributing to a pleasant, close-knit community atmosphere ideal for families and those seeking a peaceful environment.

## ESTATE CHARGE

First Port Maintenance Fee - £33/month

## COUNCIL TAX BAND - E

Winchester City Council. Tax Band E. Payable £2,697.26 2024/2025.

## 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.

## 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.

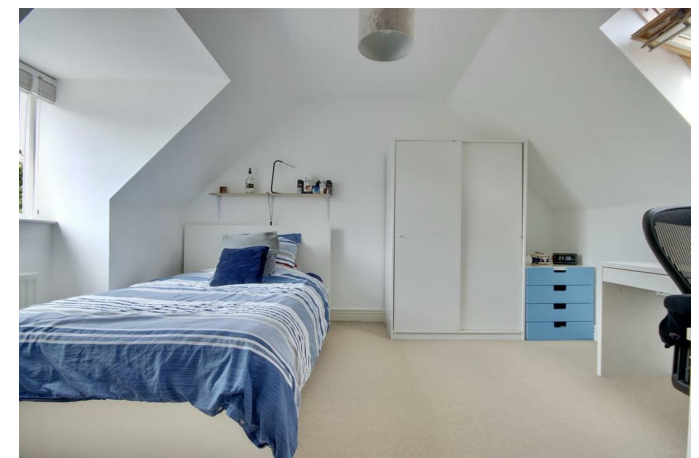
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## 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 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.



Energy Efficiency Rating	
Current	Potential
78	86

Very energy efficient - lower running costs  
(12 kWh) 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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