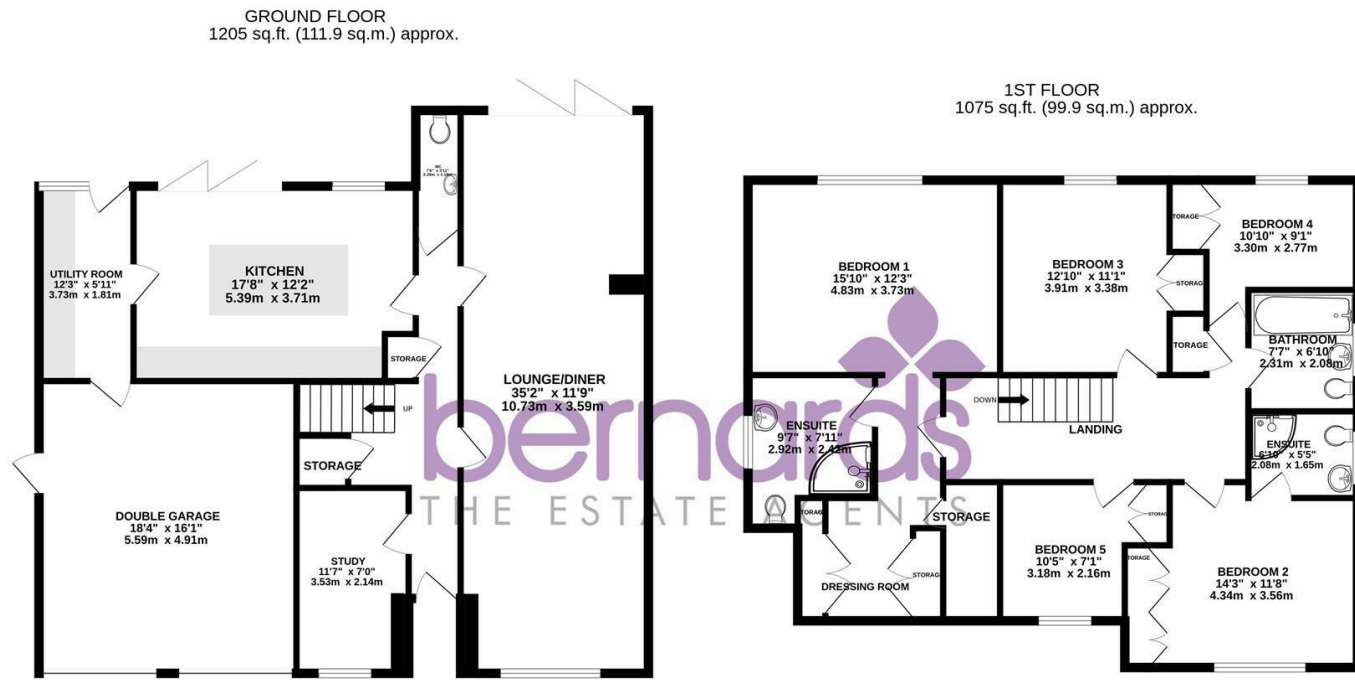


FOR SALE

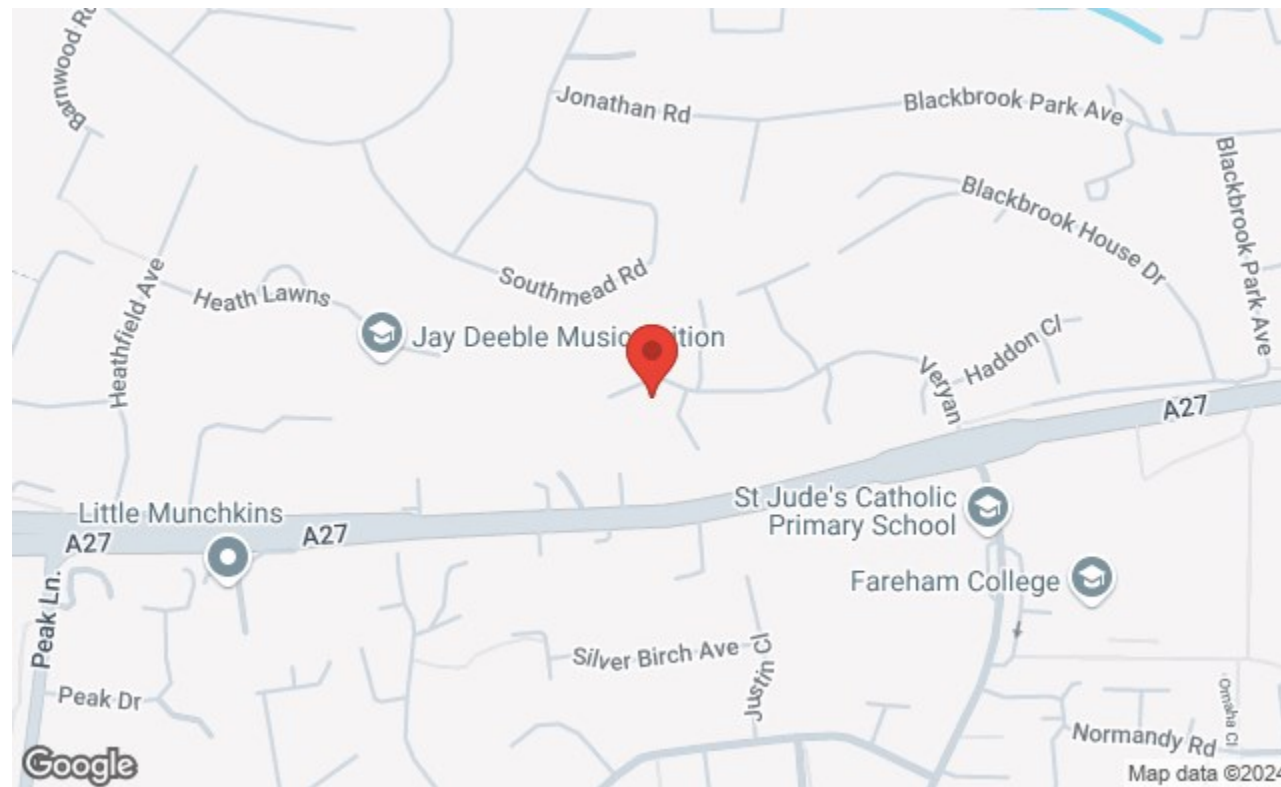
Asking Price £850,000

Veryan, Fareham PO14 1NN

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 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



5 3 2

HIGHLIGHTS

- ❖ SUBSTANTIAL FAMILY HOME
- ❖ EXCEPTIONAL AND MATURE REAR GARDEN
- ❖ LARGE DRIVEWAY AND DOUBLE GARAGE
- ❖ FIVE BEDROOMS INCLUDING MASTER SUITE WITH DRESSING ROOM
- ❖ TWO ENSUITES AND FAMILY BATHROOM
- ❖ 35FT SITTING ROOM
- ❖ MODERNISED KITCHEN WITH 3 METER ISLAND AND BIFOLDING DOORS
- ❖ WALKING DISTANCE TO TRAIN STATION
- ❖ HIGHLY SOUGHT AFTER PRESTIGIOUS ADDRESS
- ❖ NO ONWARD CHAIN

Nestled on a prestigious and sought-after road, this substantial five-bedroom detached family home offers a perfect position towards the end of a quiet cul-de-sac, providing privacy and tranquility while being just a short stroll from Fareham train station.

As you approach, a large driveway and double garage offer ample parking and secure storage. The entrance hallway welcomes you with a sense of space, leading to all the main living areas. At the front of the house, a bright study is ideal for those who work from home. The heart of this home is the expansive 35ft lounge diner, thoughtfully divided into three distinct zones, creating a versatile space for entertaining and family living. Bifold doors at the rear open directly onto the garden, seamlessly blending indoor and outdoor living.

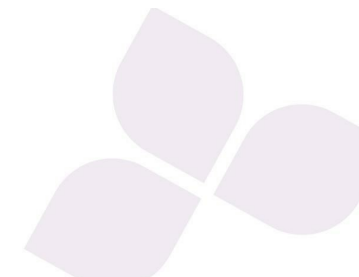
The recently refurbished kitchen is a chef's delight, featuring a stunning 3-meter central island adorned with a glistening recycled glass worktop. Packed with ample storage, high-quality Miele appliances, including twin ovens, a dishwasher, and a gas hob,

it's designed for both functionality and style. Another set of bifold doors connect the kitchen to the rear garden, making alfresco dining a breeze. The adjoining utility room provides additional storage and internal access to the garage, while a convenient W/C completes the ground floor.

Upstairs, you'll find five generously sized bedrooms, all with fitted storage. The master suite is the jewel of the home, boasting a spacious bedroom area, a modern ensuite shower room, and a luxurious dressing room with fitted wardrobes. Bedroom two also features its own private ensuite, while the remaining three bedrooms share a well-appointed family bathroom.

The rear garden is a serene retreat, with a large patio perfect for entertaining or relaxing while enjoying the westerly aspect. Mature borders, a tranquil water feature, and a secondary patio at the bottom of the garden enhance the sense of privacy and seclusion.

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



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



PROPERTY INFORMATION

LOUNGE/DINER

35'2" x 11'9" (10.73 x 3.59)

KITCHEN

17'8" x 12'2" (5.39 x 3.71)

STUDY

11'6" x 7'0" (3.53 x 2.14)

UTILITY ROOM

12'2" x 5'11" (3.73 x 1.81)

BEDROOM ONE

15'10" x 12'2" (4.83 x 3.73)

DRESSING ROOM

ENSUITE

9'6" x 7'11" (2.92 x 2.42)

BEDROOM TWO

14'2" x 11'8" (4.34 x 3.56)

ENSUITE TWO

6'9" x 5'4" (2.08 x 1.65)

BEDROOM THREE

12'9" x 11'1" (3.91 x 3.38)

BEDROOM FOUR

10'9" x 9'1" (3.30 x 2.77)

BEDROOM FIVE

10'5" x 7'1" (3.18 x 2.16)

BATHROOM

7'6" x 6'9" (2.31 x 2.08)

DOUBLE GARAGE

18'4" x 16'1" (5.59 x 4.91)

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 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.

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 |
|---|--|---------|-----------|
| 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 | | 73 | 81 |
| England & Wales | | | |



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

