



Asking Price £525,000

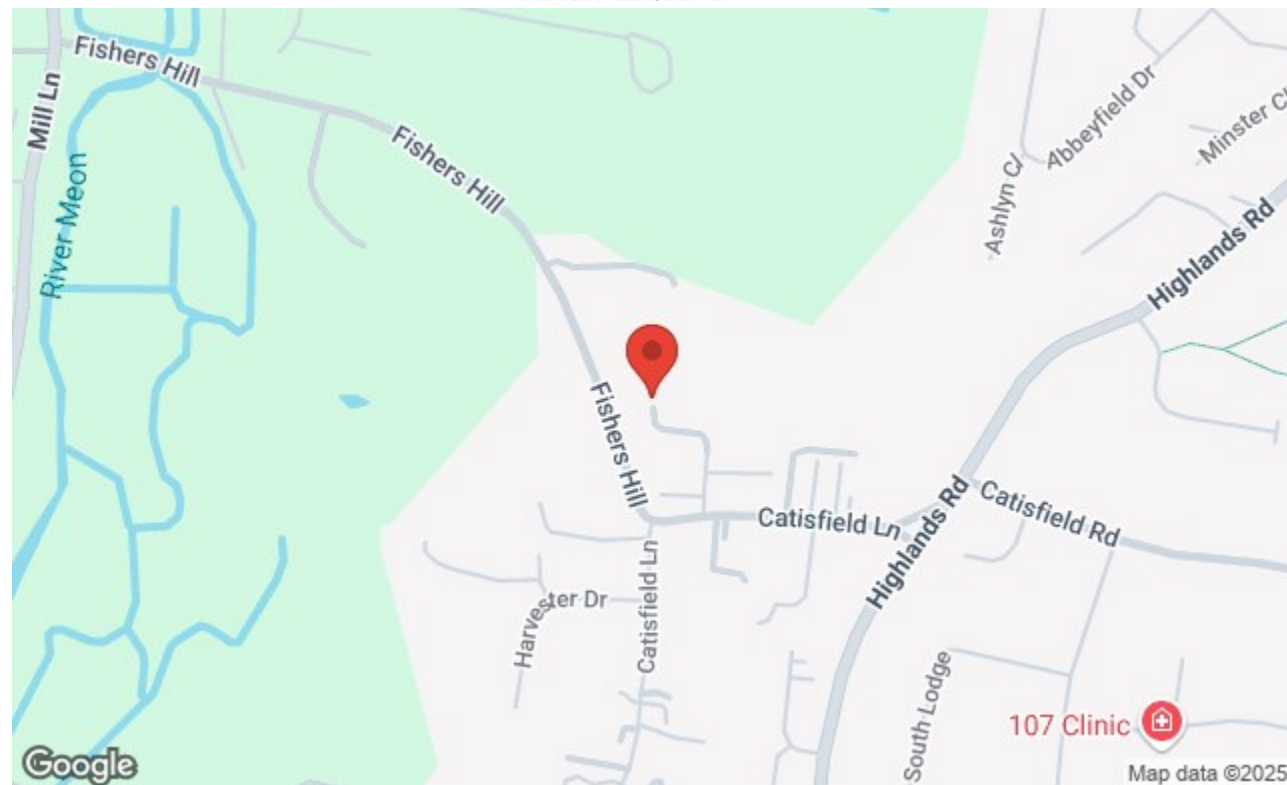
Samuel Mortimer Close, Fareham PO15 5NZ

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 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.  
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79 High Street, Fareham, Hampshire, PO16 7AX  
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## HIGHLIGHTS

- INCREDIBLE FAMILY HOME CIRCA 200SQFT
- TRIPLE CAR BARN FOR PARKING AND FULLY BOARDED STORAGE ABOVE
- ENVIABLE EDGE OF ESTATE POSITION
- FIELD AND COUNTRY VIEWS TO THE REAR AND SIDE
- PLENTY OF VISITOR PARKING NEARBY
- HIGHLY ENERGY EFFICIENT - RATING B
- MODERN KITCHEN/DINER LAYOUT
- BEDROOMS IDEAL FOR A GROWING FAMILY
- THREE BATHROOMS AND DOWNSTAIRS W/C
- STUNNINGLY MATURE REAR GARDEN

This exquisite family home nestled in the sought-after location of Catisfield, boasts breathtaking countryside views to the side and rear of the property along with its own triple car barn.

As you step into the bright and inviting entrance hallway, you're greeted by the warmth of this home. To the left, the expansive sitting room awaits, offering an ideal space for family gatherings. Here, panoramic vistas extend over the picturesque Titchfield conservation area, complemented by patio doors leading out.

Across the hallway lies the heart of the home - the social kitchen diner. This well-appointed space features fitted appliances, a breakfast bar, and ample room for a dining table, perfect for both everyday meals and entertaining guests. Patio doors open to the side garden, where a flourishing vegetable patch adds a touch of greenery.

Convenience is key, with a downstairs w/c and a large storage cupboard providing practicality for everyday living.

Venture upstairs to discover two generously-sized bedrooms, each boasting its own ensuite facilities. The master bedroom impresses with a walk-in wardrobe, while the second bedroom features fitted wardrobes, ensuring ample storage space for all.

Ascending to the second floor reveals two additional double bedrooms, accompanied by a convenient shower room and storage off the landing.

Outside, the rear garden offers a surprising expanse of space, complete with a large patio area and multiple seating areas perfect for basking in the sun throughout the day. Impeccably landscaped and thoughtfully nurtured, the garden boasts mature foliage and an abundance of natural beauty, providing a tranquil retreat for relaxation and play. Privacy abounds, allowing you to fully immerse yourself in the stunning views of the surrounding fields.

With its spacious accommodation, idyllic setting, and thoughtful touches throughout, this property is truly the perfect haven for a growing family seeking both comfort and serenity.

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





# PROPERTY INFORMATION

**LOUNGE**  
19'5" x 13'4" (5.92 x 4.07)

**KITCHEN/DINER**  
19'5" x 9'8" (5.92 x 2.97)

**BEDROOM ONE**  
13'2" x 12'6" (4.02 x 3.83)

**ENSUITE ONE**  
8'0" x 6'0" (2.45 x 1.83)

**BEDROOM TWO**  
19'3" x 9'10" (5.89 x 3.02)

**FAMILY BATHROOM / ENSUITE TWO**  
9'0" x 6'0" (2.75 x 1.83)

**BEDROOM THREE**  
14'0" x 9'10" (4.27 x 3.02)

**BEDROOM FOUR**  
12'7" x 10'2" (3.85 x 3.11)

**SHOWER ROOM**  
7'11" x 6'0" (2.42 x 1.85)

**TRIPLE CAR BARN**  
26'2" x 16'11" (7.98 x 5.18)

## 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.

## 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.

## LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £2,300PCM. This would provide a 5.26% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email [fareham@bernardsea.co.uk](mailto:fareham@bernardsea.co.uk).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	83	91
England & Wales		



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