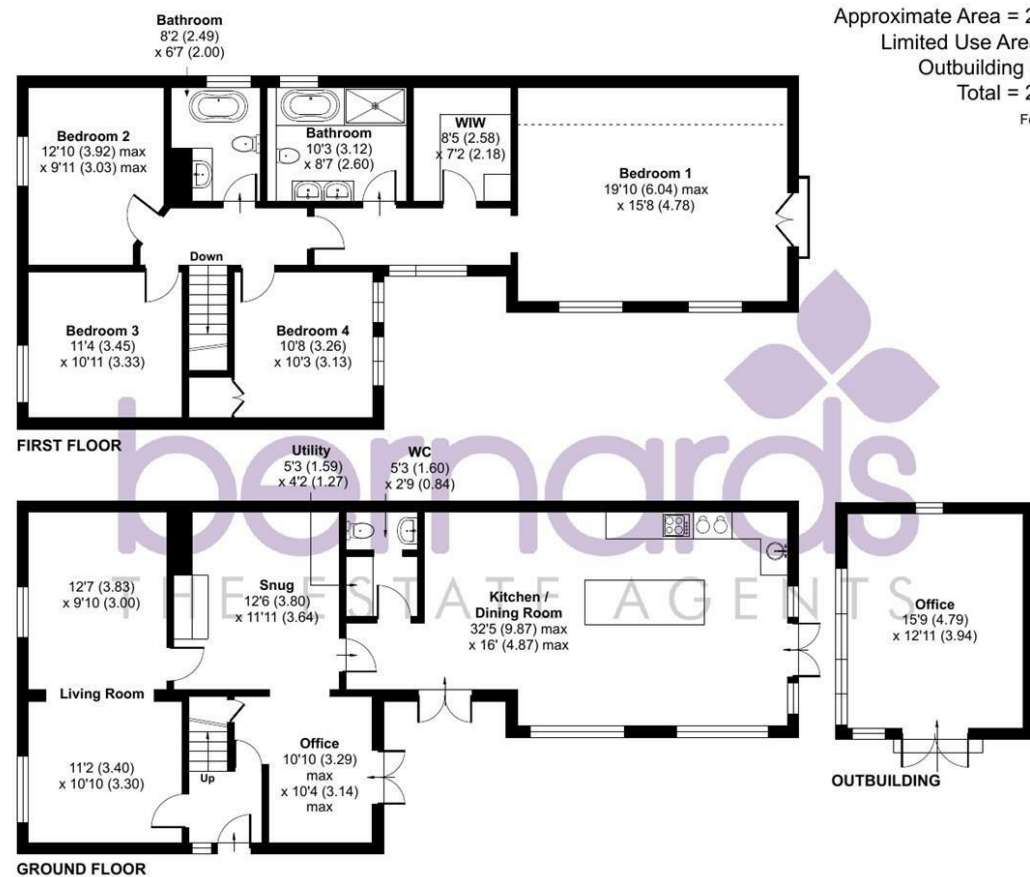




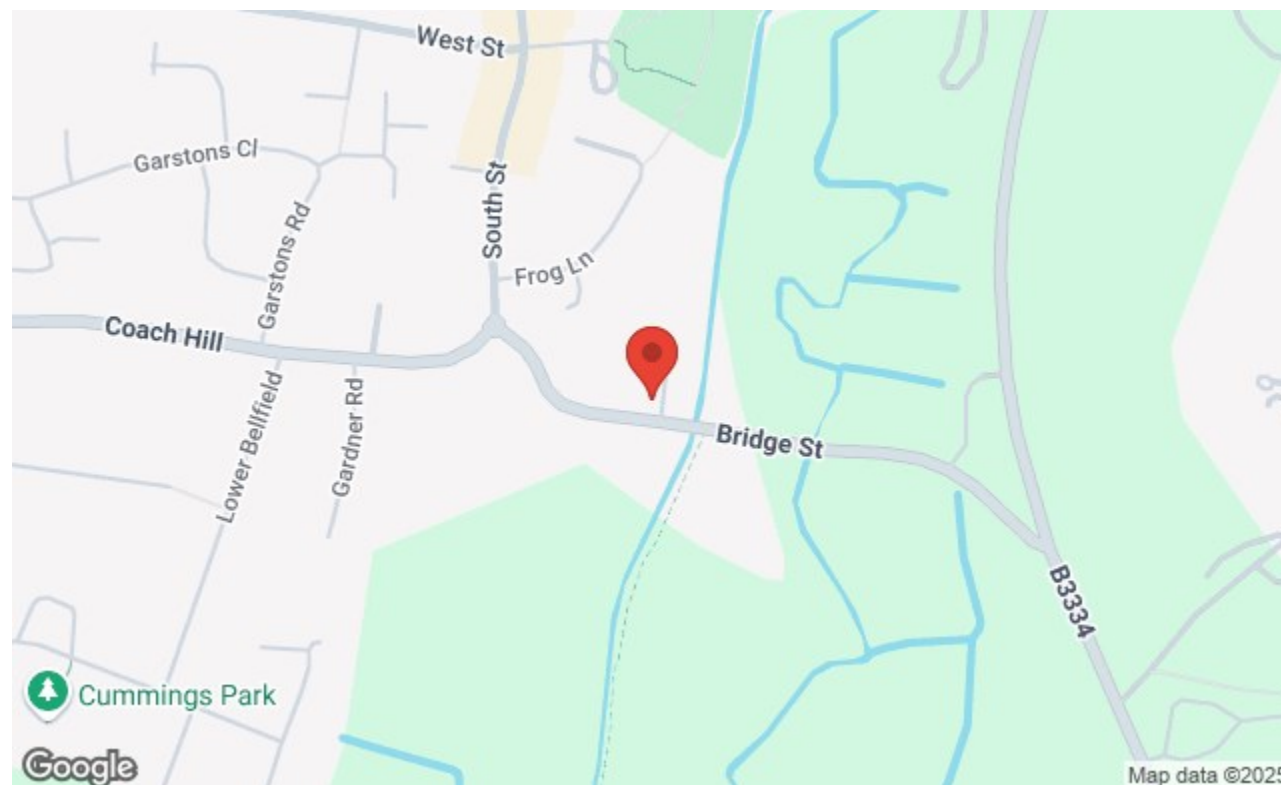
Bridge Street, Titchfield, Fareham, PO14

Approximate Area = 2066 sq ft / 191.9 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Outbuilding = 203 sq ft / 18.8 sq m
Total = 2323 sq ft / 215.7 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1251808



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



Asking Price £925,000

Bridge Street, Titchfield PO14 4EA

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED 18TH CENTURY COTTAGE
- ❖ FOUR BEDROOMS
- ❖ BLEND OF CHARACTER AND CONTEMPORARY LIVING
- ❖ MASTER BEDROOM SUITE WITH FEATURE VAULTED CEILING
- ❖ KITCHEN/DINER WITH AGA
- ❖ LIVING ROOM PLUS TWO FURTHER RECEPTION ROOMS
- ❖ SET WITHIN A QUARTER OF AN ACRE
- ❖ VILLAGE CENTER LOCATION WITH
- ❖ AMPLE PARKING

Opportunities to own a home of this caliber are rare. Monks Grin is a beautifully preserved 18th-century detached residence nestled in the heart of one of the area's most desirable villages. Set within a stunning quarter-acre plot, the property offers complete privacy, surrounded by meticulously maintained gardens.

This exquisite home offers a beautiful blend of character and contemporary living, thoughtfully enhanced to an exceptional standard. It retains a wealth of charming period features while providing spacious, impeccably maintained living areas designed for modern comfort. Standout highlights include the expansive kitchen/breakfast room and the impressive master bedroom suite.

The kitchen is generously sized, featuring polished travertine flooring, an extensive island with granite countertops, ample cabinetry, and a range of integrated appliances. Double doors open onto garden, seamlessly connecting indoor and outdoor spaces. A utility room and cloakroom are conveniently located nearby.

The ground floor also includes three additional reception rooms. The inviting sitting room showcases exposed beams and a wood-burning stove. Upstairs, four well-proportioned double bedrooms and a family bathroom provide ample accommodation. The master suite is particularly striking, featuring a vaulted ceiling, a Juliette balcony overlooking the picturesque gardens, and an adjacent dressing room leading to a spacious en-suite bathroom.

Accessed via a shingle driveway with wooden double gates, the property offers additional parking and leads to the exquisite gardens. These beautifully landscaped outdoor spaces feature sculpted hedgerows, winding brick pathways, manicured lawns, and vibrant flower beds. A charming home office is discreetly tucked away behind a mature Yew tree, adjacent to a serene Japanese garden.

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



PROPERTY INFORMATION

LOCATION

Titchfield Village is a lively and welcoming community, offering a variety of amenities, including a doctor's surgery. Scenic canal and river walks leading to Titchfield Haven and Meon Shore are just moments away. The location is also ideal for commuters, with mainline rail links to London via Winchester and Southampton Parkway, along with convenient access to the A/M27.

COUNCIL TAX BAND

Fareham Borough Council - BAND G - £3,439.01 per year.

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. Bernard's 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.

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.

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.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		



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