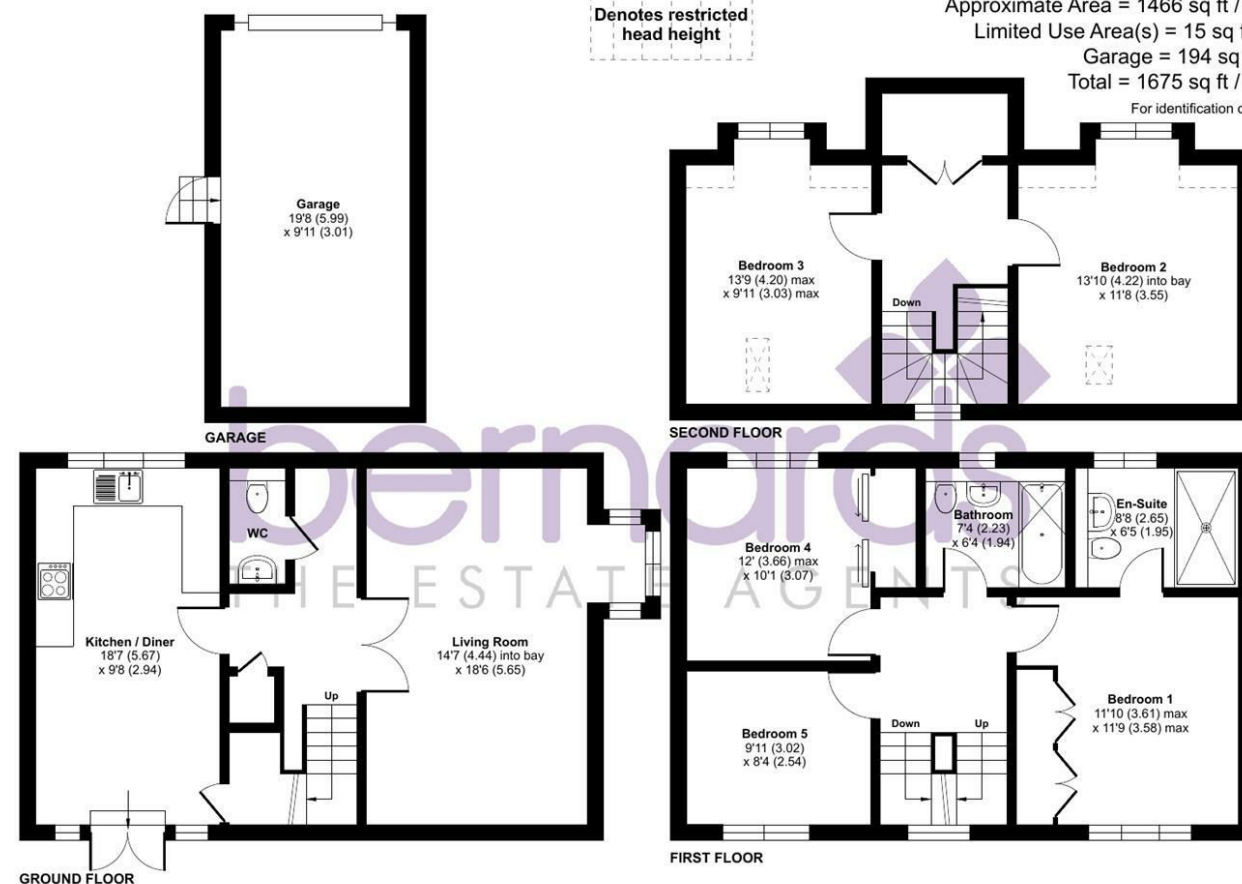


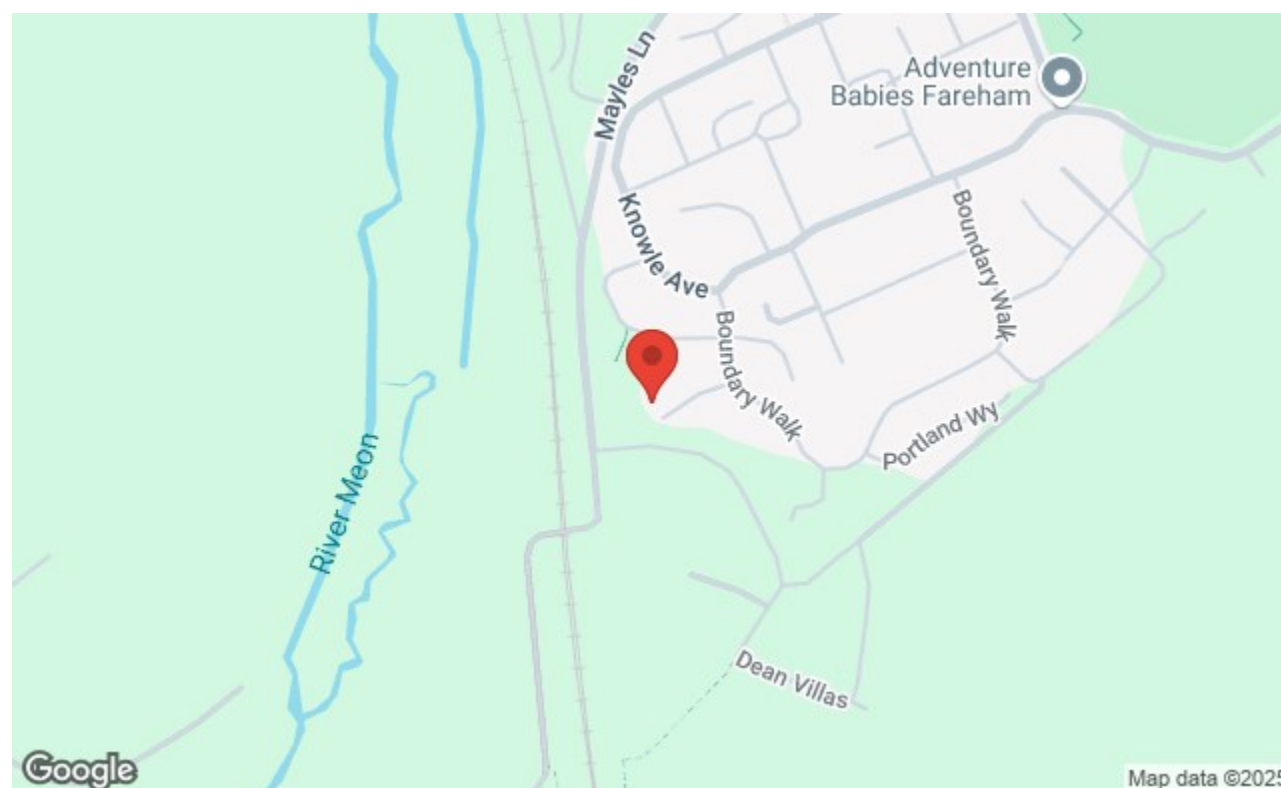
## Deergrass Walk, Knowle, Fareham, PO17

Denotes restricted head height

Approximate Area = 1466 sq ft / 136.1 sq m  
Limited Use Area(s) = 15 sq ft / 1.3 sq m  
Garage = 194 sq ft / 18 sq m  
Total = 1675 sq ft / 155.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1256108



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



Guide Price £525,000

Deergrass Walk, Fareham PO17 5GD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ FIVE BEDROOMS
- ❖ TRIPLE ASPECT LIVING ROOM
- ❖ MODERN KITCHEN/DINER LAYOUT
- ❖ MASTER BEDROOM WITH ENSUITE
- ❖ ARRANGED OVER THREE FLOORS
- ❖ LANDSCAPED REAR GARDEN
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ SINGLE GARAGE PLUS ALLOCATED PARKING
- KNOWLE VILLAGE LOCATION

Nestled on the edge of the sought-after Knowle Village development, this beautifully presented five-bedroom detached home offers a tranquil setting with picturesque woodland views and direct access to scenic woodland walks and bridle paths.

The generous accommodation is thoughtfully arranged over three floors. The ground floor features a welcoming entrance hall, a bright and airy triple-aspect lounge, a stylish kitchen/diner, and a convenient downstairs cloakroom. The first floor hosts three well-proportioned bedrooms, including a spacious principal bedroom with an en-suite,

along with a modern three-piece family bathroom. The second floor offers two further generously sized bedrooms, perfect for guests, a home office, or additional family space.

Further benefits include double glazing, gas central heating, and a garage attached to the side of the property, complemented by driveway parking for one vehicle. The attractive enclosed rear garden provides the perfect space for outdoor relaxation and entertaining.

Offered exclusively by us, we highly recommend early viewing to fully appreciate all this fantastic family home has to offer.

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





# PROPERTY INFORMATION

## LOUNGE

Spacious triple-aspect lounge featuring a double-glazed window to the front, a double-glazed bay window to the side, and double-glazed French doors opening to the garden. The front and side windows are fitted with stylish plantation shutters. Finished with wooden flooring and two radiators.

## KITCHEN/DINER

Bright and spacious kitchen/dining area featuring a double-glazed bay window to the front with plantation shutters and double-glazed French doors opening to the garden. The kitchen is fitted with a stainless steel single drainer sink unit with a cupboard below, complemented by a range of wall and base units with roll-edge work surfaces. Integrated appliances include a built-in four-ring ceramic hob with an overhead cooker hood (not in working order), a built-in double oven and grill with storage above and below, and a concealed dishwasher (not in working order), washing machine, and fridge/freezer. A cupboard houses the gas boiler. Additional features include tiled flooring, a radiator, a built-in storage cupboard, inset ceiling spotlights, and ample space for a dining table.

## ESTATE CHARGE

First Port Maintenance Fee - £33/month

## 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.

## 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.

## 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.

## 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 plus) A		88
(81-91) B	79	
(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		



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

