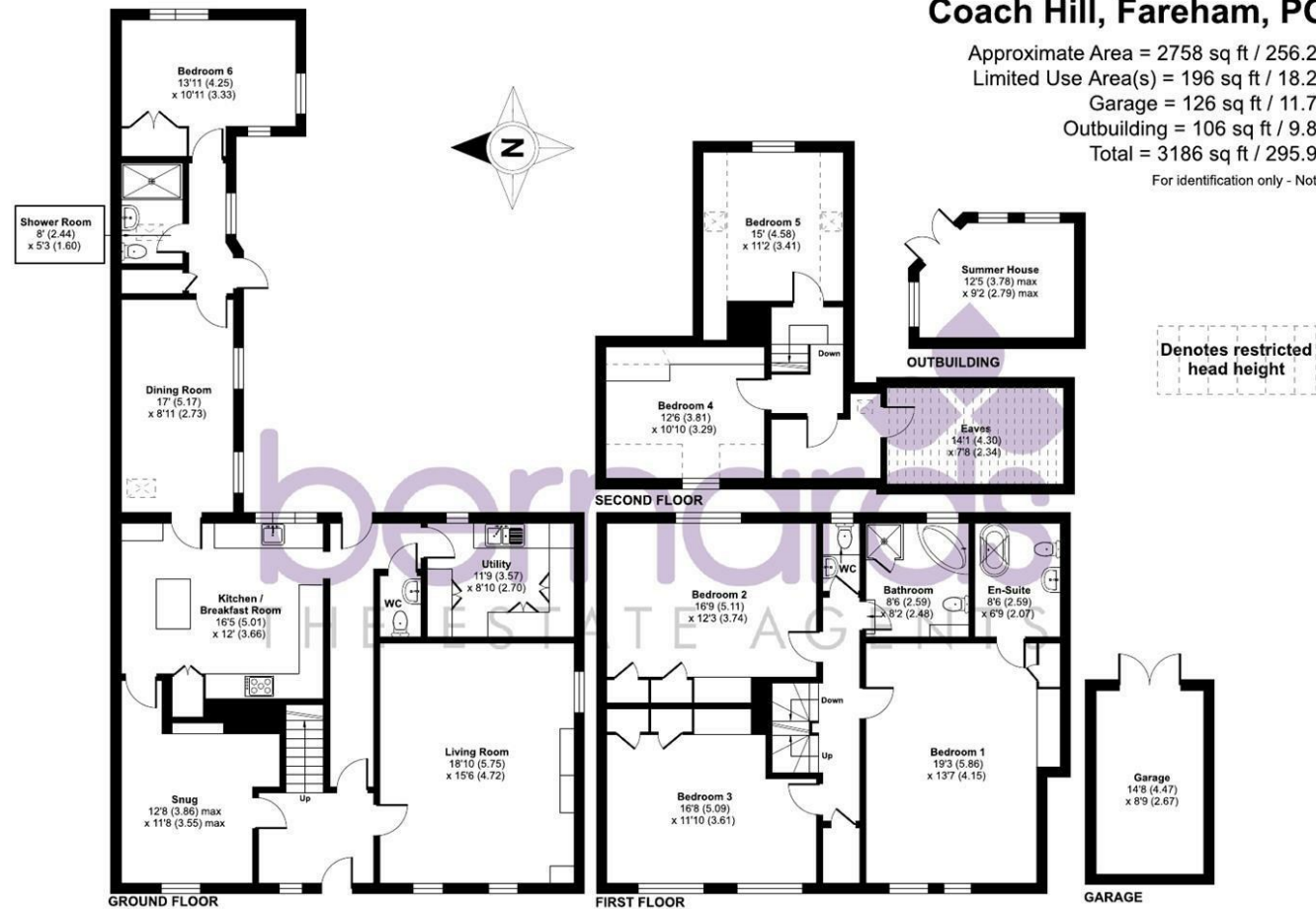
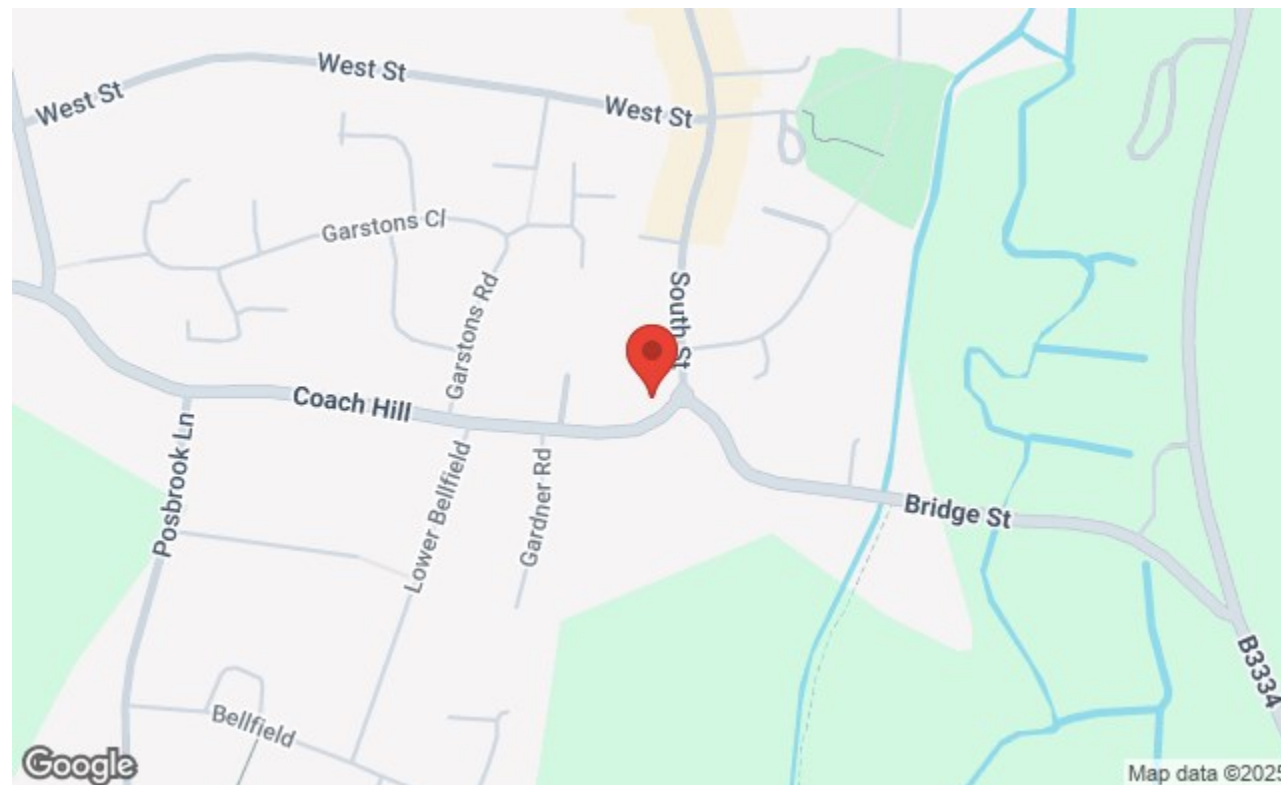


## Coach Hill, Fareham, PO14

Approximate Area = 2758 sq ft / 256.2 sq m  
 Limited Use Area(s) = 196 sq ft / 18.2 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Outbuilding = 106 sq ft / 9.8 sq m  
 Total = 3186 sq ft / 295.9 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: 1272103



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



Guide Price £925,000

Coach Hill, Fareham PO14 4EE

**bernards**  
 THE ESTATE AGENTS



## HIGHLIGHTS

- GRADE II LISTED GEORGIAN HOME
- DRIVEWAY PARKING AND GARAGE
- OVER 3,100 SQFT OF ACCOMODATION
- GENEROUS REAR GARDENS OFFERING PRIVACY AND MATURE BEDS
- PATIO, COVERED SEATING AREA AND SUMMERHOUSE
- FULL OF ORIGINAL FEATURES INCLUDING FIREPLACES AND BEAMS ON DISPLAY
- METICULOUSLY RESTORED BY CURRENT OWNERS
- CENTRAL VILLAGE LOCATION
- SIX BEDROOMS AND THREE BATHROOMS ACROSS THREE FLOORS
- FLEXIBLE LIVING AND ANNEXE POTENTIAL

Originally purchased for five shillings in 1737, Belvedere was once the home of Admiral Collingwood-Dickson during the Napoleonic Wars and is situated in the heart of the historic village of Titchfield. This beautifully restored Grade II listed Georgian residence, featuring six bedrooms, encompasses over 3,100 square feet. The property includes a side driveway accommodating two vehicles, complete with an electric gate that leads to a single garage and the rear garden.

The current owners have meticulously restored this property, blending classic elegance with contemporary comforts.

The bespoke kitchen is the hub of this delightful home, and a generous utility room offers a dedicated laundry and storage space – perfect for busy families.

Three large reception areas comprise a dual aspect formal drawing room, a cozy snug featuring a log burner, and a dining room featuring exposed beams and a striking inglenook fireplace, providing ample space for family entertaining. Leading on from the

dining room, a guest suite comprising a bedroom, shower room, and direct access to the garden, is perfect for visitors, or could easily be separated to provide independent living for family members without detracting from the natural flow of the house.

The first floor benefits from three generously sized double bedrooms, each with period fireplaces. The master bedroom features an ensuite bathroom and highlights a distinctive bowing beam, believed to have been reclaimed from the historic dockyard. A family bathroom, separate W/C, and two second floor bedrooms - which currently serve as offices - provide further flexible living accommodation. An additional room offers loft access and bespoke storage.

The mature walled garden serves as a secluded retreat, featuring a spacious patio, large lawn, a modern summerhouse with Wi-Fi and air conditioning, and a covered pergola, ideal for relaxation or entertaining.

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# PROPERTY INFORMATION

**LIVING ROOM**  
18'10" x 15'5" (5.75 x 4.72)

**SNUG**  
12'7" x 11'7" (3.86 x 3.55)

**KITCHEN**  
16'5" x 12'0" (5.01 x 3.66)

**DINING ROOM**  
16'11" x 8'11" (5.17 x 2.73)

**UTILITY**  
11'8" x 8'10" (3.57 x 2.70)

**BEDROOM ONE**  
19'2" x 13'7" (5.86 x 4.15)

**ENSUITE**  
8'5" x 6'9" (2.59 x 2.07)

**BEDROOM TWO**  
16'9" x 12'3" (5.11 x 3.74)

**BEDROOM THREE**  
16'8" x 11'10" (5.09 x 3.61)

**BEDROOM FOUR**  
12'5" x 10'9" (3.81 x 3.29)

**BEDROOM FIVE**  
15'0" x 11'2" (4.58 x 3.41)

**BATHROOM**  
8'5" x 8'1" (2.59 x 2.48)

**BEDROOM SIX / DOWNSTAIRS  
BEDROOM**  
13'11" x 10'11" (4.25 x 3.33)

**DOWNSTAIRS SHOWER ROOM**  
8'0" x 5'2" (2.44 x 1.60)

**GARAGE**  
14'7" x 8'9" (4.47 x 2.67)

**SUMMER HOUSE**  
12'4" x 9'1" (3.78 x 2.79)

**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.

### REMOVALS 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



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		
EU Directive 2002/91/EC		
England & Wales		



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