

Offers In Excess Of £500,000

Tanfield Lane, Fareham PO17 5NW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

THREE BEDROOM SEMI DETACHED COTTAGE

SHORT WALK FROM WICKHAMS HISTORIC VILLAGE

KITCHEN/DINER IDEAL FOR FAMILY LIVING

DOWNSTAIRS BATHROOM

PRIVATE REAR GARDEN

THREE WELL PROPORTIONED BEDROOMS

MODERN FAMILY BATHROOM

OFF-ROAD PARKING PLUS SINGLE GARAGE

• NO FORWARD CHAIN

Situated just a short stroll from the charming Wickham Square, Horseshoe Cottage is a delightful three-bedroom semi-detached home, perfectly positioned to enjoy both village life and countryside tranquility with fantastic front elevation views over Wickham Golf Course.

This characterful property offers spacious and well-balanced accommodation, including a welcoming lounge, a light-filled conservatory overlooking the garden, a generous kitchen/diner ideal for entertaining, and a convenient downstairs W.C.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the mature and private rear garden is a true highlight, featuring a raised patio area,

German designed glass canopy over the patio makes the outside usable in winter/rain and a tranquil pond—ideal for relaxing or hosting during warmer months. To the front, the property benefits from driveway parking and a single garage plus dedicated electric charging point.

Offered to the market with no forward chain, Horseshoe Cottage presents a fantastic opportunity for buyers looking to settle in a sought-after location within easy reach of local amenities, schools, and scenic walking routes.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## LOCATION

Titchfield Lane in Wickham offers a peaceful semi-rural setting with easy access to excellent local amenities and schools. Families are well served by Wickham Church of England Primary School and nearby Swanmore College, both well-regarded in the area. The village features a vibrant community with independent shops, pubs, cafes, a medical centre, and the Wickham Community Centre hosting events and activities. Outdoor spaces like the Meon Valley Trail provide great leisure options, while good road links and proximity to Fareham station make commuting convenient. It's an ideal spot for those seeking countryside living without sacrificing everyday convenience.

## Rental 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 £1,600PCM. 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).

## 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!

## 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.

## 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.

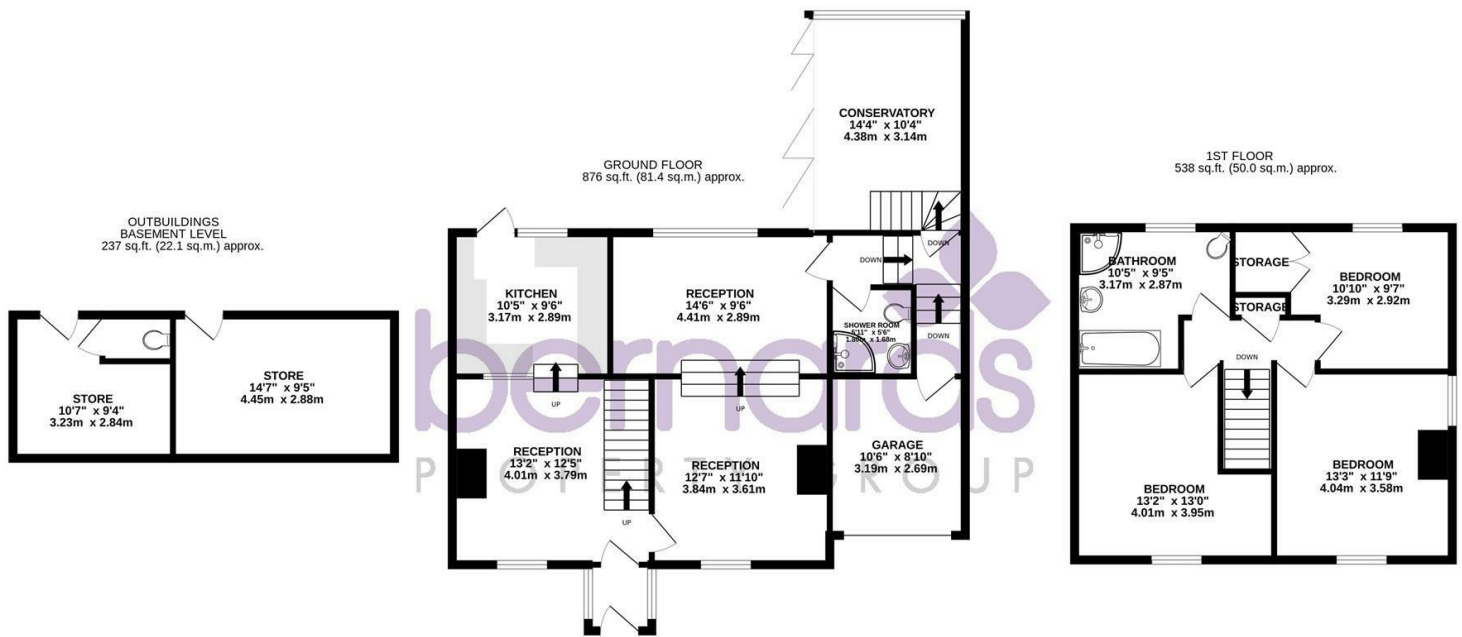
## Anti-Money Laundering (AML)

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



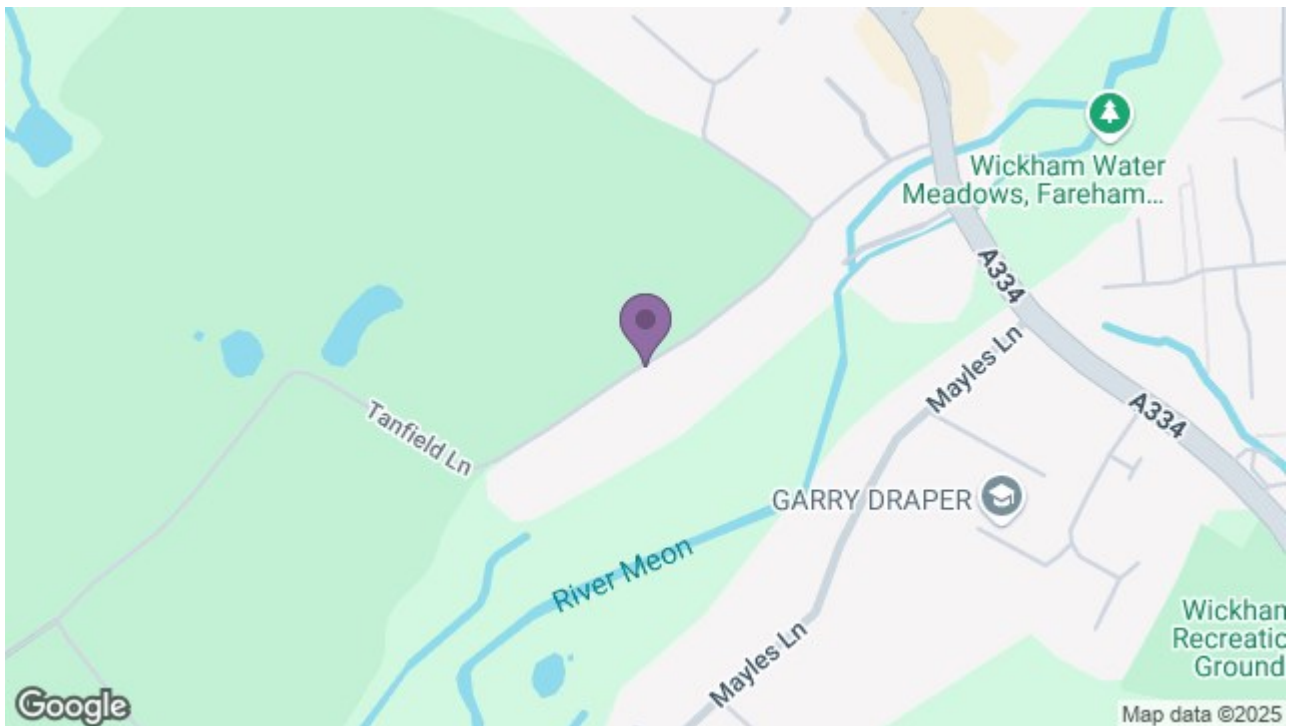
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		94
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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  
t: 01329756500

