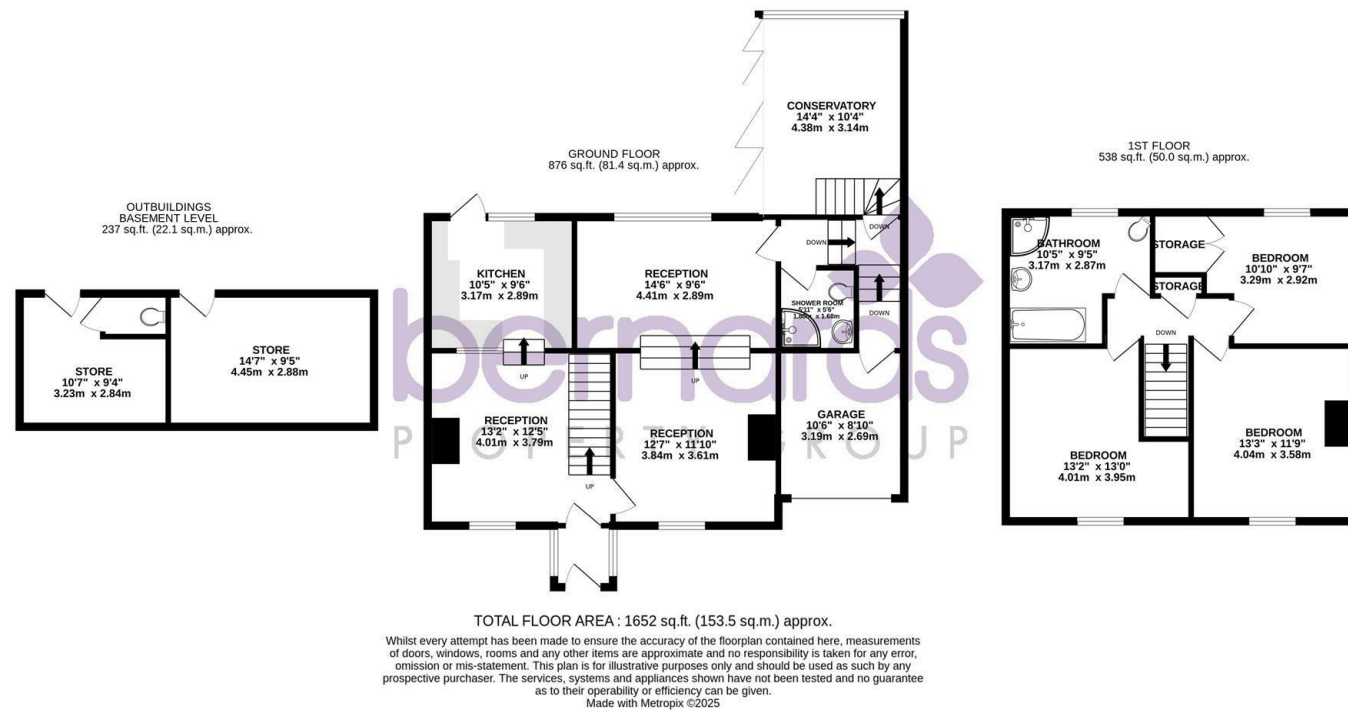




Offers In Excess Of £500,000

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

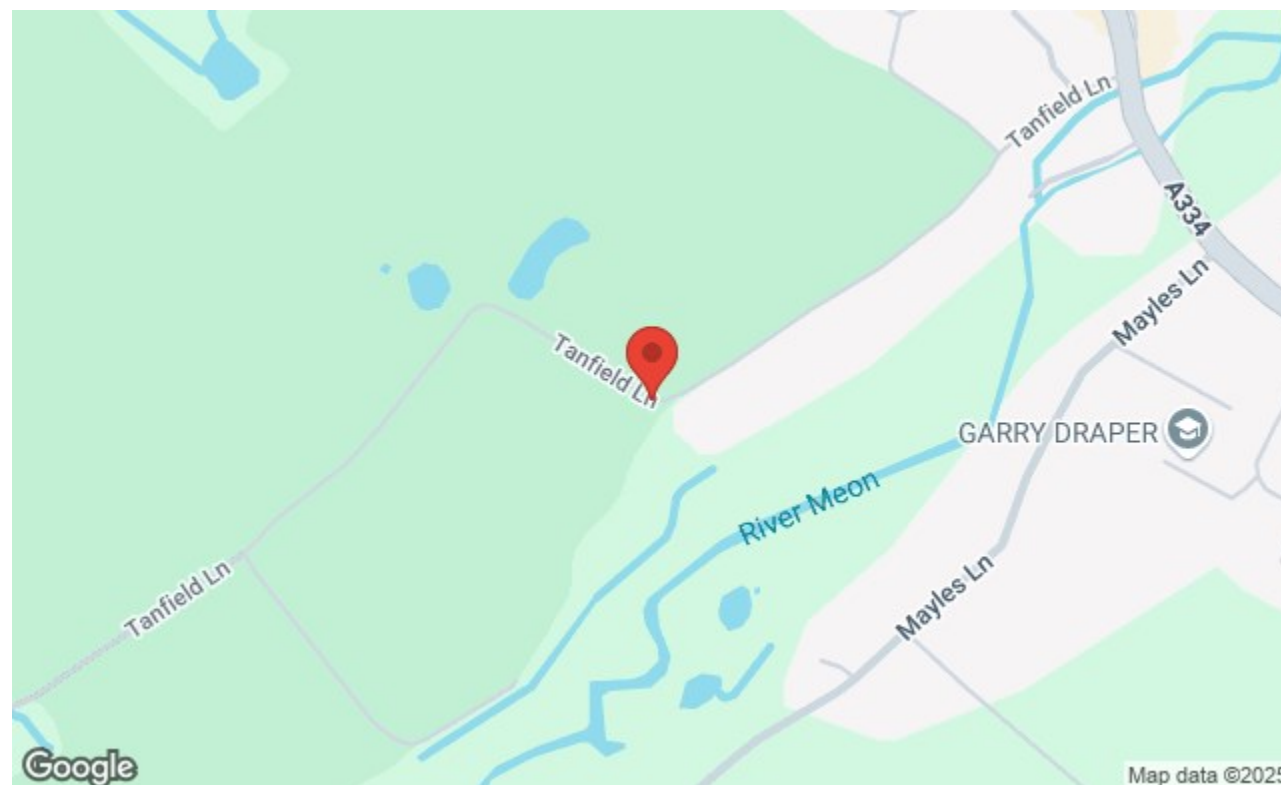
Situated just a short stroll from the charming Wickham Square, Horseshoe Cottage is a delightful three-bedroom semi-detached home, perfectly positioned to enjoy both village life and countryside tranquility with fantastic front elevation views over Wickham Golf Course.

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.



79 High Street, Fareham, Hampshire, PO16 7AX  
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Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## LOCATION

Tanfield 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 on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## 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		
EU Directive 2002/91/EC		
England & Wales		



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