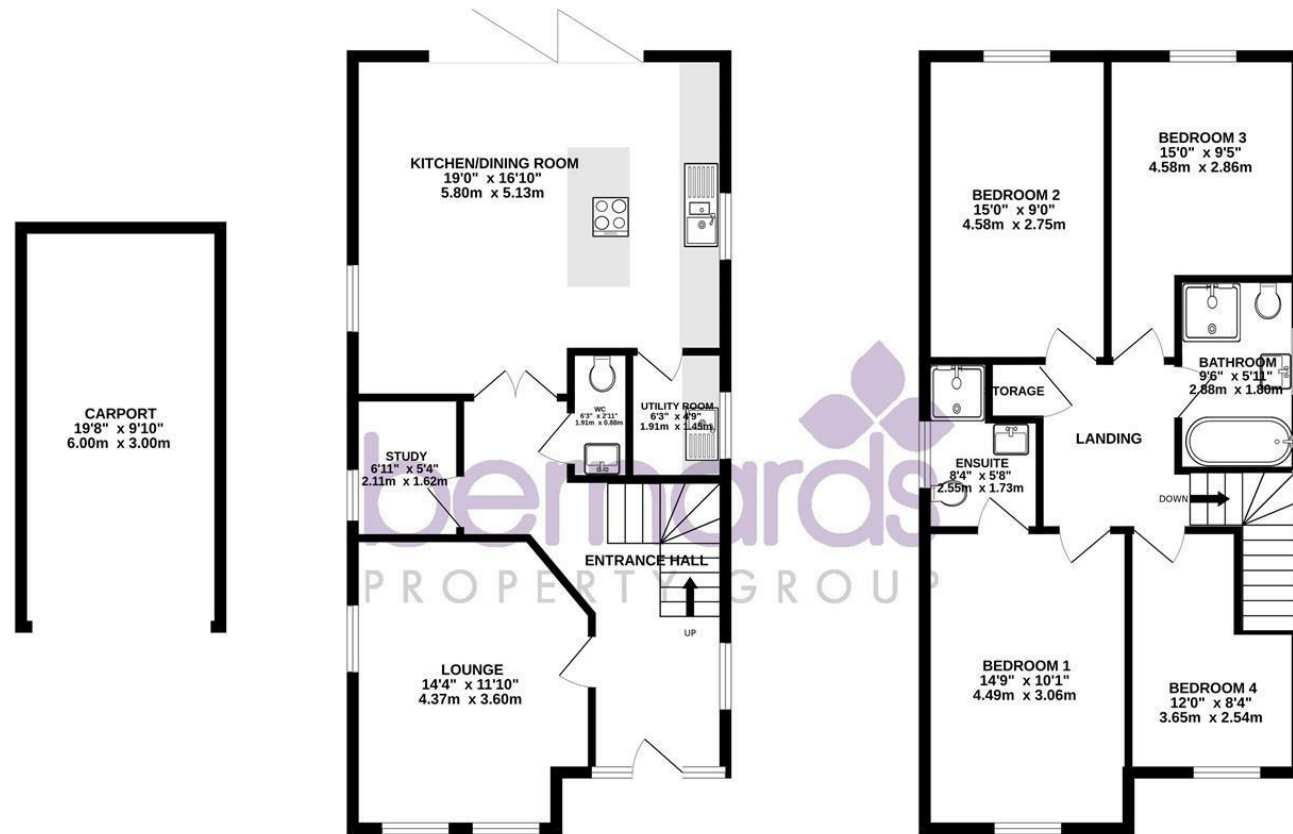


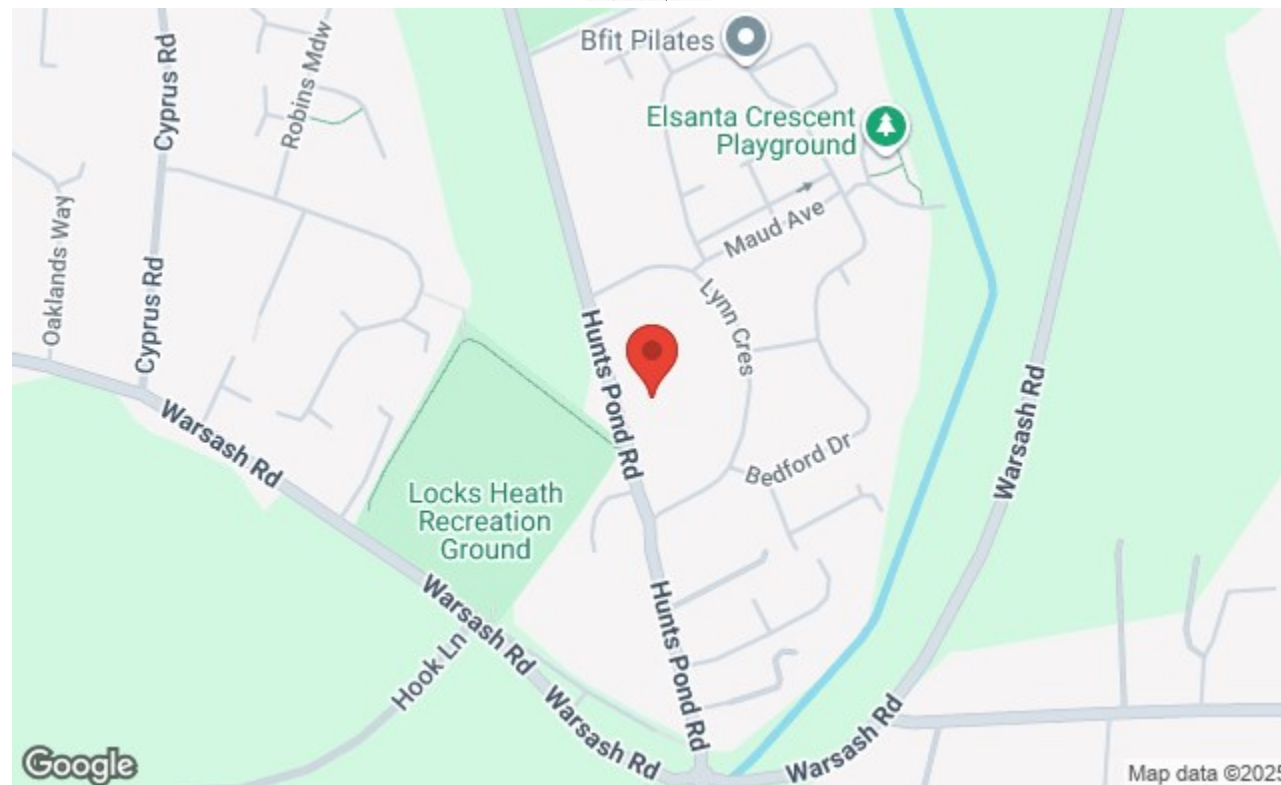
GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.

1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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



Guide Price £625,000

Hunts Pond Road, Titchfield PO14 4PB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Two NEW substantial 4-bedroom detached eco homes
- Spacious layouts with open-plan kitchen/dining/living areas
- Three parking spaces per home, including an oak-framed carport
- Modern, energy-efficient features: 6 solar panels, air source heat pump, underfloor heating & EV charging
- Stylish interiors with glass balustrade stairs, fitted media walls, and dedicated home offices
- Opportunity to bespoke the property
- Master bedroom with en-suite
- Full fibre broadband
- landscaped gardens
- Luxury four-piece family bathroom

Middlewood House & The Laurels – Two Exceptional New Homes in Titchfield built by a local family run developer.

\*\*\* Get in touch early to be able to bespoke your home\*\*\*

Located in popular Titchfield, these two stunning four-bedroom detached homes combine modern design with eco-conscious living. Each property offers three private parking spaces including a carport with oak posts, power, lighting, and a living green roof, all set within landscaped surroundings with laurel planting and grey block-paved driveways.

Step into a spacious hallway with a glass balustrade staircase, leading to a cosy front sitting room with large window and a fitted media wall. At the heart of the home is a dedicated study, WC, and utility room. To the rear, a spacious open-plan kitchen/dining/living area spans the width of the house, ideal for entertaining, with aluminium bifold doors opening onto a private garden with patio, lawn, and storage shed.

Upstairs offers four well-proportioned bedrooms. The master features an en-suite shower room, while the others share a luxury four-piece family bathroom. Sustainability is a priority, with Samsung R32 air source heat pumps, underfloor heating downstairs, radiators upstairs, 6 solar panels per house, and an EV charging point. Full fibre broadband is installed.

Kitchens are from the Howdens Hockley range with white marble-effect quartz worktops, a central island, NEFF appliances including a downdraft extractor, and integrated dishwasher and fridge-freezer.

Middlewood House features a black theme throughout, white marble-effect tiled floors, porcelain patio and USB sockets in all main rooms.

The Laurels has polished brass finishes, oak herringbone vinyl floors, Indian sandstone patio, and carpeted lounge and study.

These stylish, high-spec homes offer modern, sustainable living in one of Hampshire's most desirable locations.

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





# PROPERTY INFORMATION

## MIDDLEWOOD HOUSE

### LOUNGE

14'4" x 11'9" (4.37 x 3.60)

### KITCHEN/DINER

19'0" x 16'9" (5.80 x 5.13)

### STUDY

6'11" x 5'3" (2.11 x 1.62)

### W/C

6'3" x 2'9" (1.91 x 0.85)

### UTILITY ROOM

6'3" x 4'9" (1.91 x 1.45)

### BEDROOM ONE

14'8" x 10'0" (4.49 x 3.06)

### ENSUITE

8'4" x 5'8" (2.55 x 1.73)

### BEDROOM TWO

15'0" x 9'0" (4.58 x 2.75)

### BEDROOM THREE

4.58 x 2.86

### BEDROOM FOUR

11'11" x 8'3" (3.65 x 2.54)

### BATHROOM

9'5" x 6'1" (2.88 x 1.86)

### 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.

### 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

### 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.

### SPEC LIST

\*\*\*Get in touch early for the chance to spec your own house\*\*\*

•Material for driveway- Parking spaces will be black paved in a grey colour.  
Main area of driveway in grey decorative stone.

•Planting.  
Laurel Shrubs and plants to borders around boundaries on drive areas.

•Carport will have oak posts and a flat roof with lighting and power.

•Parking.  
Each house will have 2 parking spaces directly outside and then 1x further parking space each under the carports (so 3x per property).

•Air source heat pumps will be 12kwSamsung R32 Monobloc.

•6x solar panels per house with inverter positioned in the loft.

•underfloor heating downstairs and radiators in each room upstairs.

•White UPVC windows and aluminium bifolds doors in white.  
Modern style black front door with large bar/handle.

•glass balustrades to stairs

•plot 1 black theme throughout.  
Black sockets ,switches,black handles,taps, shower head.  
Sockets will have USB ports alongside beds, 1x in lounge, 1x in kitchen, 1x in study.

Plot 2 exactly same but polished brass.

•Full fibre broadband to each house.

•Howdens Kitchen Hockley range with white marble effect quartz worktops and island.  
Neff oven and neff hob with down draft extractor.  
Intergrated dishwasher and fridge freezer.

•EV Charging points 1x per house.

•flooring.  
Plot 1 :large white marble effect tiles in hallway, kitchen, utility and WC.  
Then rest carpet throughout.  
Bathroom and ensuite upstairs will be Howdens luxury vinyl tile.  
Carpets throughout in bedrooms, stairs and landing upstairs.

Plot 2: herringbone luxury vinyl flooring from Howdens in oak colour in hallway,kitchen,utility and WC.  
Carpet in lounge and study.  
Bathroom and ensuite upstairs in a luxury vinyl tile from Howdens.

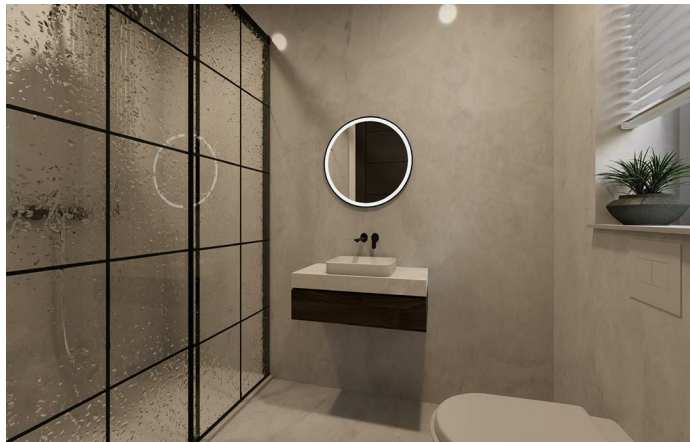
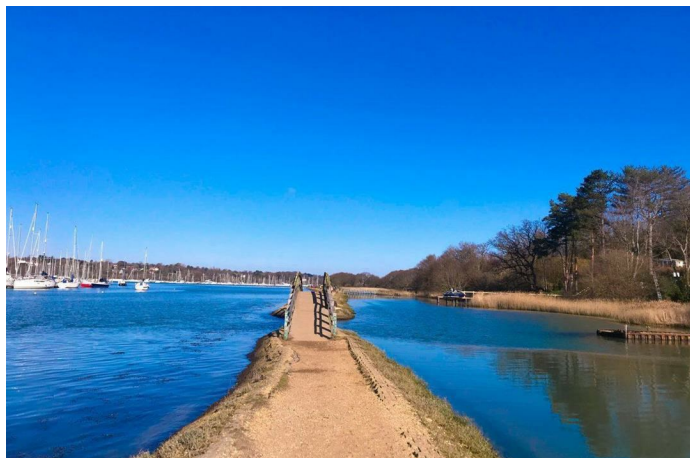
Patios:  
Plot 1 White porcelain tiles and garden laid to grass and fencing to boundary.

Plot 2: raj blend Indian sandstone slabs and garden laid to lawn and fencing to boundaries.

•Warranty: please specify a Buildzone 10 year structural Warranty.

### TENURE

Freehold



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



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