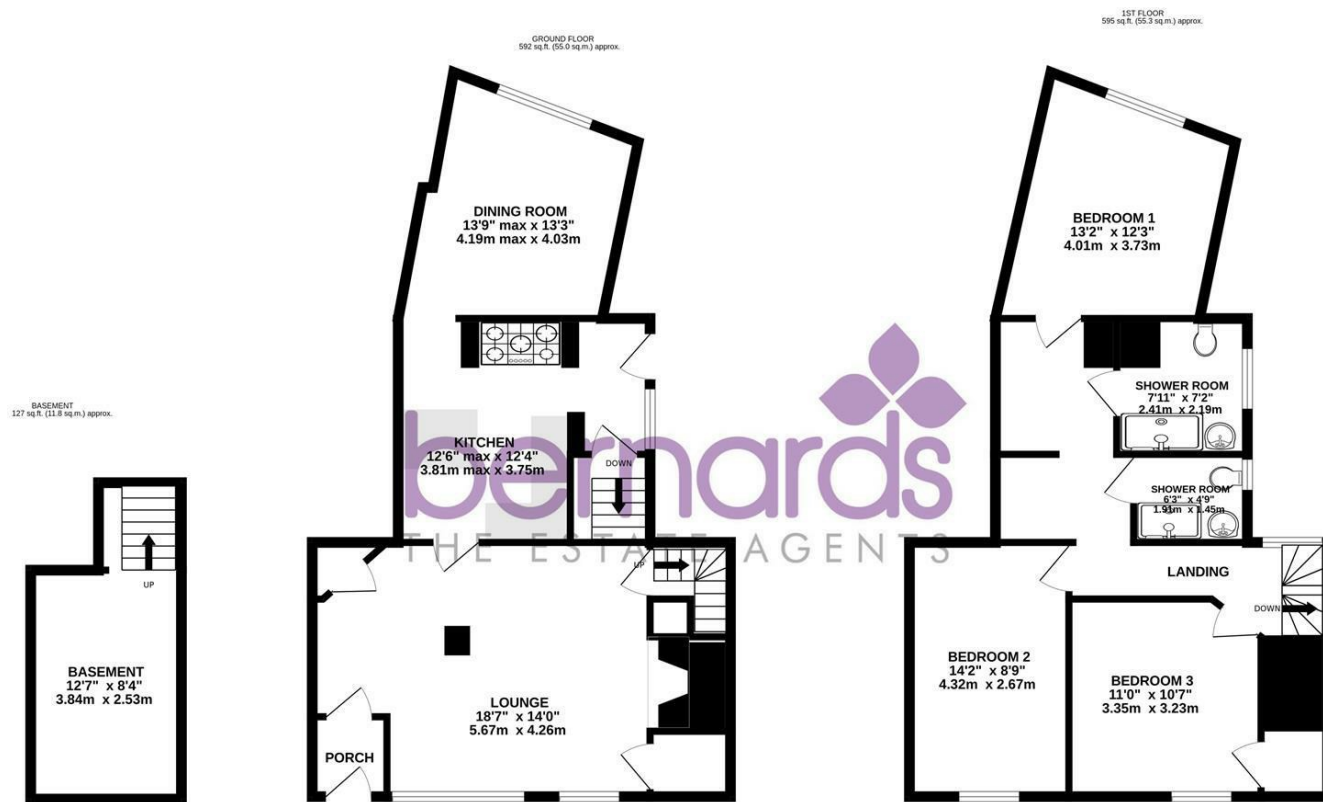


FOR SALE

Offers Over £400,000

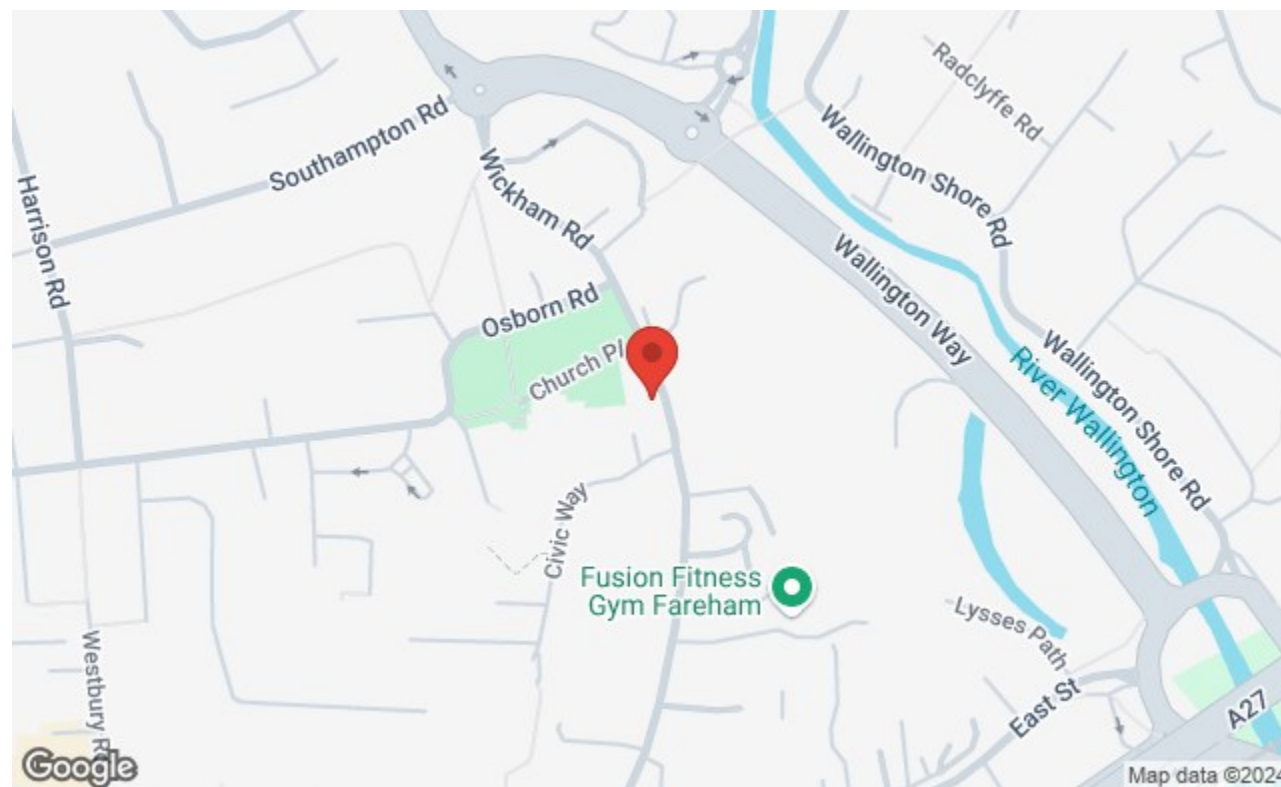
High Street, Fareham PO16 7AD

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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. Made with Metropix ©2024



## HIGHLIGHTS

- CHARMING GRADE II LISTED COTTAGE
- IN THE HEART OF FAREHAM TOWN CENTRE
- ENCHANTING WALLED GARDEN
- THREE GENEROUS BEDROOMS
- TWO SHOWER ROOMS
- LARGE YET COSY SITTING ROOM
- COUNTRY COTTAGE KITCHEN
- SET WITHIN FAREHAM'S CONSERVATION AREA
- OVER 1300SQFT OF LIVING ACCOMMODATION
- FULL OF CHARACTER AND CHARM THROUGHOUT

Located in the heart of Fareham's conservation area, this Grade II listed cottage beautifully blends historical charm with modern comfort. Lovingly cared for and thoughtfully improved by its current owners, this home radiates warmth and character throughout, all immaculately presented with meticulous attention to detail.

The cottage boasts three generous first-floor bedrooms, each offering ample space and a range fitted storage. Two stylish shower rooms, both fitted with in-keeping radiators and designer sinks and lavatories, add a touch of luxury while maintaining the cottage's period charm.

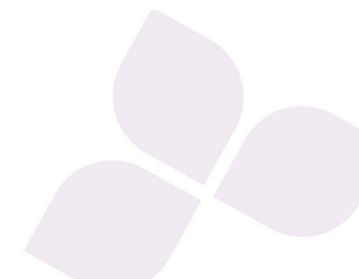
On the ground floor, a large yet cosy sitting room provides an inviting space for relaxation, featuring a stunning inglenook fireplace, exposed ceiling beams, and sash windows that fill the room with natural light. The country-style kitchen is equipped with plenty of worktop space, solid

wooden cabinetry, a breakfast bar, and a large cooker, perfect for culinary enthusiasts. To the rear, the separate dining room offers a perfect space for entertaining, with the added surprise of a hidden basement below.

Outside, the enchanting walled garden completes the property, offering a private patio area ideal for enjoying a morning coffee, a large patio with a pergola perfect for alfresco dining, and a lush lawn surrounded by flower beds. A charming summer house sits at the end of the garden, providing a peaceful retreat or additional storage.

This delightful cottage offers a rare opportunity to live in a historical home with a perfect balance of character and modern-day comfort, all within the charming setting of Fareham's town centre conservation area.

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



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



# PROPERTY INFORMATION

## SITTING ROOM

18'7" x 13'11" (5.67 x 4.26)

## KITCHEN

12'5" x 12'3" (3.81 x 3.75)

## DINING ROOM

13'8" x 13'2" (4.19 x 4.03)

## BEDROOM ONE

13'1" x 12'2" (4.01 x 3.73)

## BEDROOM TWO

14'2" x 8'9" (4.32 x 2.67)

## BEDROOM THREE

10'11" x 10'7" (3.35 x 3.23)

## SHOWER ROOM

7'10" x 7'2" (2.41 x 2.19)

## SHOWER ROOM

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

## BASEMENT

12'7" x 8'3" (3.84 x 2.53)

## COUNCIL TAX BAND - C

## EPC - D

## 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. Bernard's 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 QUOTE

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.

## 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!

## ANTI-MONEY LAUNDERING (AML)

Bernard's 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 (92-100) A	86
(81-91) B	
(69-80) C	
(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



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

