

Park Road, Gosport, PO12

Approximate Area = 2363 sq ft / 219.5 sq m
Garage = 354 sq ft / 32.8 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 2746 sq ft / 254.9 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1282006



Offers Over £600,000

Park Road, Gosport PO12 2HH

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THE ESTATE AGENTS



HIGHLIGHTS

- STUNNING FOUR-BEDROOM LAKESIDE HOME
- WELCOMING FAMILY ROOM WITH BAY WINDOW
- SEPARATE DINING ROOM WITH LAKE VIEWS
- TASTEFULLY DESIGNED KITCHEN
- FOUR DOUBLE BEDROOMS
- LARGE MATURE REAR GARDEN
- DRIVEWAY & DOUBLE GARAGE
- EN SUITE
- EXTENDED REAR LIVING ROOM WITH A OPEN FIREPLACE
- BAY HOUSE SCHOOL CATCHMENT AREA

Nestled on the picturesque Park Road in Gosport, this remarkable four-bedroom detached house is a true gem that must be seen to be fully appreciated. Located in the highly sought-after Alverstoke area, this property boasts stunning views over the tranquil workhouse lake, offering a serene backdrop to everyday life.

As you step inside, you will be greeted by a charming interior that beautifully combines original features with modern comforts. The ground floor comprises three spacious reception rooms, including a delightful living room with a bay window adorned with classic shutters, and a separate dining room that showcases breathtaking lake views. The well-appointed kitchen is tastefully designed with integrated appliances, also providing a lovely vista of the lake. Additionally, a separate utility room and a convenient downstairs WC enhance the practicality of this home.

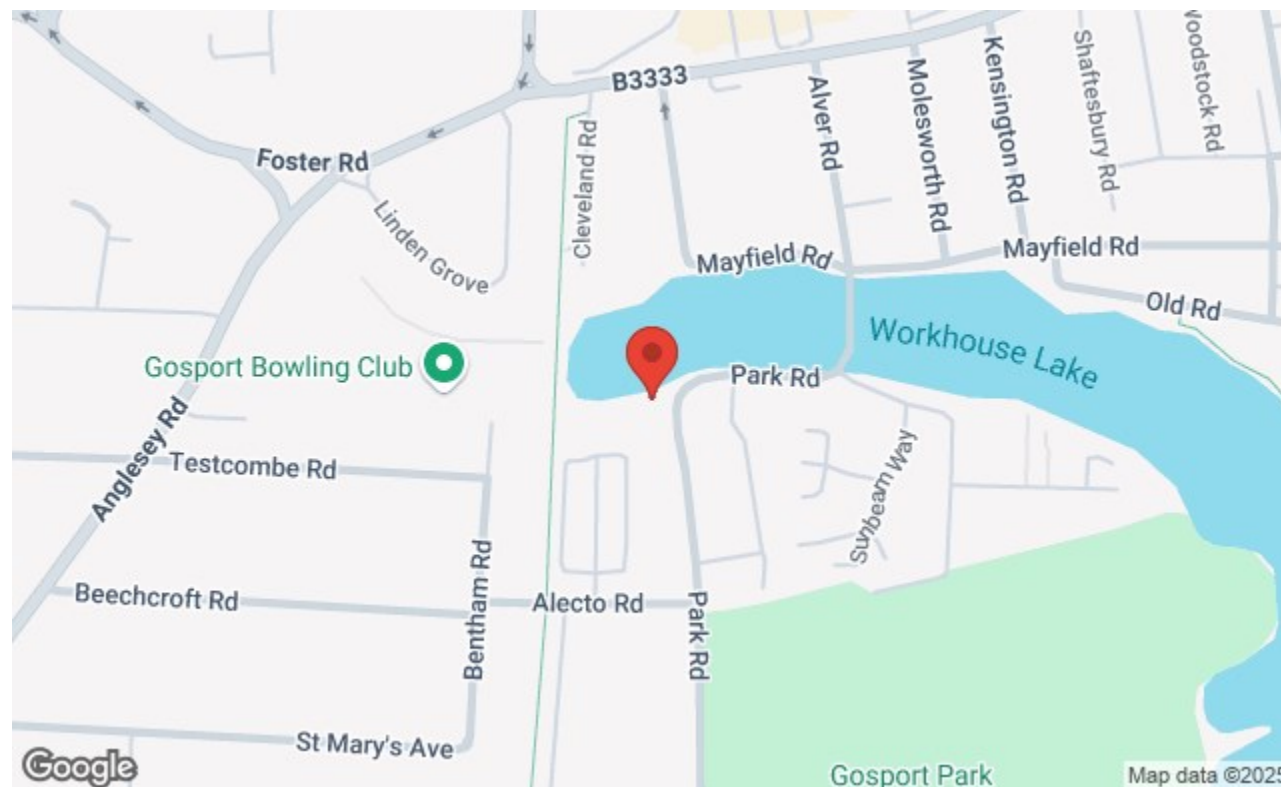
An extension at the rear reveals a generous sitting room, complete with a working open fire and fitted projector, perfect for cosy evenings in. This inviting

space flows seamlessly into a conservatory, where you can bask in the natural light and enjoy the surrounding scenery.

Upstairs, you will find four generously sized double bedrooms, including a master suite featuring a private balcony overlooking the lake. The family bathroom is equipped with underfloor heating and a digital power shower, ensuring comfort and luxury.

Outside, the property offers ample parking leading to a double garage. The mature rear garden is a delightful retreat, filled with fruit trees, grapevines, and a log store, providing a perfect space for relaxation and outdoor entertaining.

Situated within the catchment area for the esteemed Bay House School, this property is ideal for families. Homes of this calibre are rare to find, making this an opportunity not to be missed. We invite you to arrange a viewing and experience the charm and character of this exceptional reside



97 High Street, Gosport, PO12 1DS
t: 02392 004660



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

FAMILY ROOM

17'5 x 13'7 (5.31m x 4.14m)

DINING ROOM

16'5 x 14'1 (5.00m x 4.29m)

KITCHEN/BREAKFAST ROOM

13'6 x 12'6 (4.11m x 3.81m)

DOWNSTAIRS WC

6'4 x 6'4 (1.93m x 1.93m)

LIVING ROOM

17'4 x 13'5 (5.28m x 4.09m)

CONSERVATORY

22'11 x 12'4 (6.99m x 3.76m)

LANDING

BEDROOM ONE

13'11 x 13'8 (4.24m x 4.17m)

BEDROOM TWO

15'5 x 13'9 (4.70m x 4.19m)

BEDROOM THREE

13'11 x 10'5 (4.24m x 3.18m)

BEDROOM FOUR

13'2 x 10'6 (4.01m x 3.20m)

BATHROOM

9'9 x 7'11 (2.97m x 2.41m)

OUTSIDE

DRIVEWAY

LARGE REAR GARDEN

DOUBLE GARAGE

20'9 x 17'1 (6.32m x 5.21m)

LOG STORE

6'8 x 4'5 (2.03m x 1.35m)

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 o u r offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. O u r fee i s 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!

REMOVALS

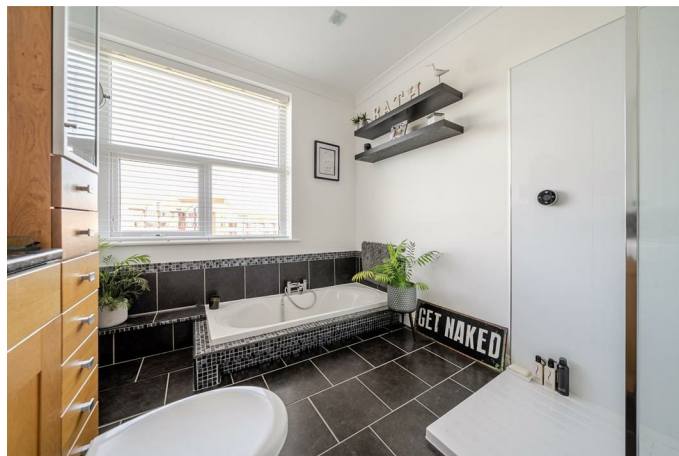
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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. 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.

ANTI MONEY LAUNDERING

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		
(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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