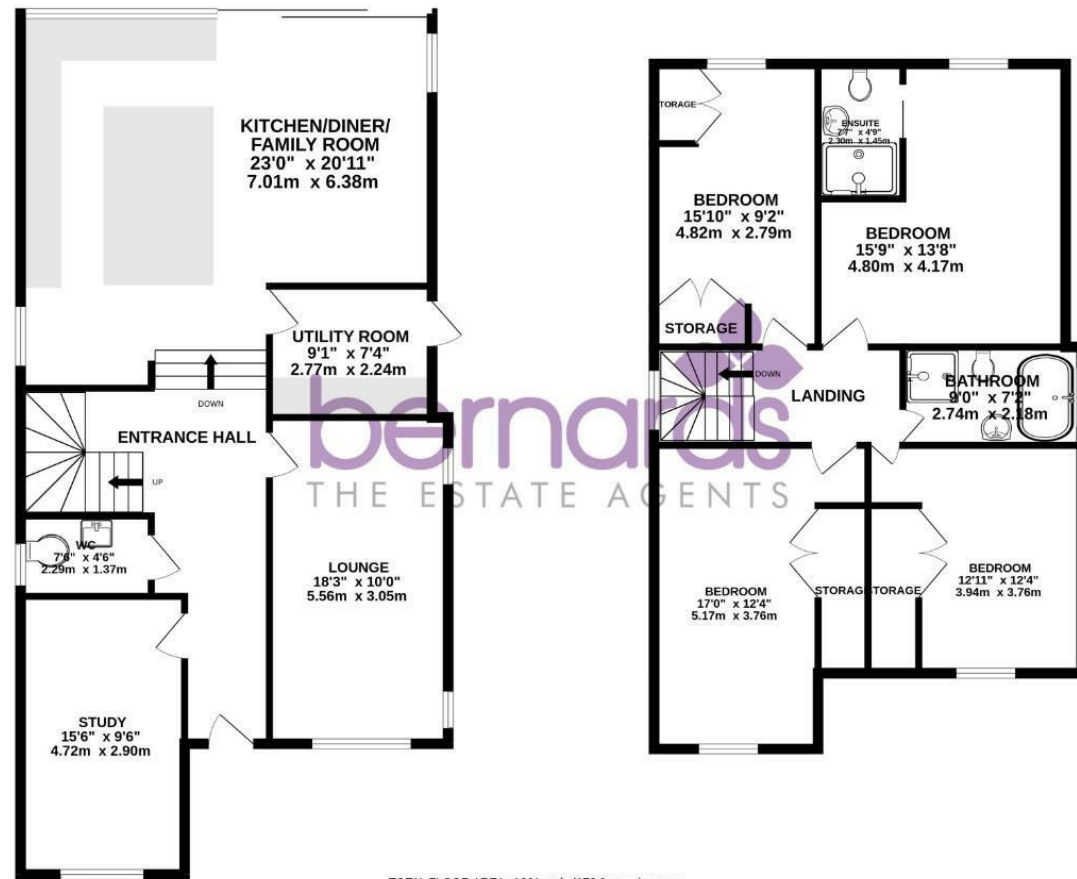


GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.

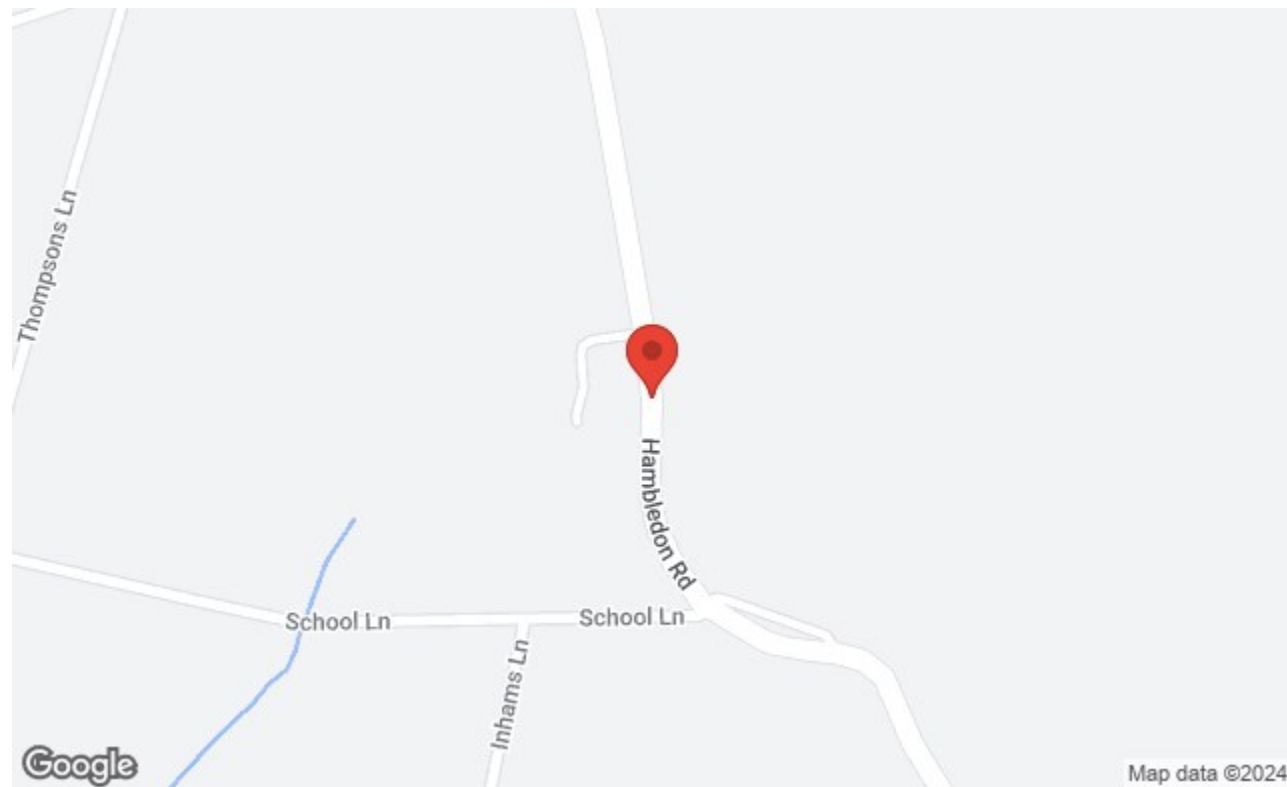


TOTAL FLOOR AREA: 1861 sq.ft. (172.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Guide Price £800,000

Hambledon Road, Waterlooville PO7 6ER



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- ❖ STUNNING NEW BUILD HOME
- ❖ PRIVATE LOCATION
- ❖ DENMEAD VILLAGE
- ❖ NEW BUILD WARRANTY
- ❖ OPEN PLAN KITCHEN
- ❖ UNDERFLOOR HEATING
- ❖ EN-SUITE TO MASTER
- ❖ HIGH SPECIFICATION FINISH
- ❖ GARAGE & PARKING
- ❖ SIMPLY MUST VIEW HOME

** LISTED BY 'FINEST BY BERNARDS' **
 ** STUNNING DETACHED NEW BUILD RESIDENCE TUCKED AWAY IN DENMEAD VILLAGE **

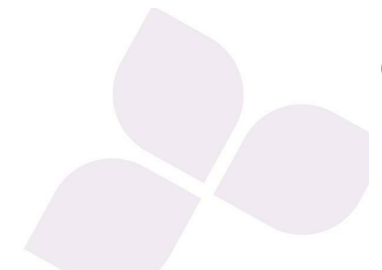
We are thrilled to bring to market this exceptional, exclusive detached home in Denmead. Newly built and benefitting from a new build warranty, no expense has been spared in creating a superb home to be enjoyed for years to come.

Tucked away off Hambledon Road, Wren Cottage is one of two detached homes offering superb space coupled with a high specification finish that the location obviously deserves. The heart of the home is undoubtedly the open plan Kitchen / diner / family room which will be the backdrop for

many memories made over the years. With expansive sliding patio doors into an exceptional garden space as well as high end zonal underfloor heating, this is truly a home for all seasons.

A formal lounge, impressive size study space, generous utility and downstairs WC make this the ideal family home, especially if home working is high on the agenda. Upstairs you will find 4 double bedrooms with the master being serviced with a superb en-suite shower room. The home also benefits from plenty of parking and a garage as well as a generous garden backing onto Denmead Woodland. A quite superb opportunity to acquire a well-thought out family home and lay down roots for many a year.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
 t: 02392 232 888



Call today to arrange a viewing
 02392 232 888
 www.bernardsestates.co.uk



PROPERTY INFORMATION

- STUDY**
15'6" x 9'6" (4.72m" x 2.90m")
- LOUNGE**
18'3" x 10'0" (5.56m" x 3.05m")
- UTILITY ROOM**
9'1" x 7'4" (2.77m" x 2.24m")
- DOWNSTAIRS WC**
- KITCHEN / DINER / FAMILY ROOM**
23'00" x 20'11" (7.01m" x 6.38m")
- BEDROOM 1**
15'9" x 13'8" max (4.80m" x 4.17m" max)
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**
17'00" x 12'4" (5.18m" x 3.76m")
- BEDROOM 3**
12'11" x 12'4" (3.94m" x 3.76m")
- BEDROOM 4**
15'10" x 9'2" (4.83m" x 2.79m")
- FAMILY BATHROOM**

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

COUNCIL TAX BAND F
Portsmouth City Council: BAND F

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

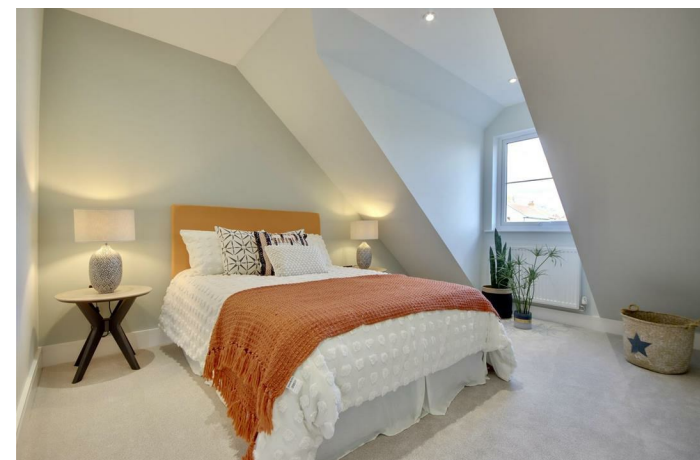
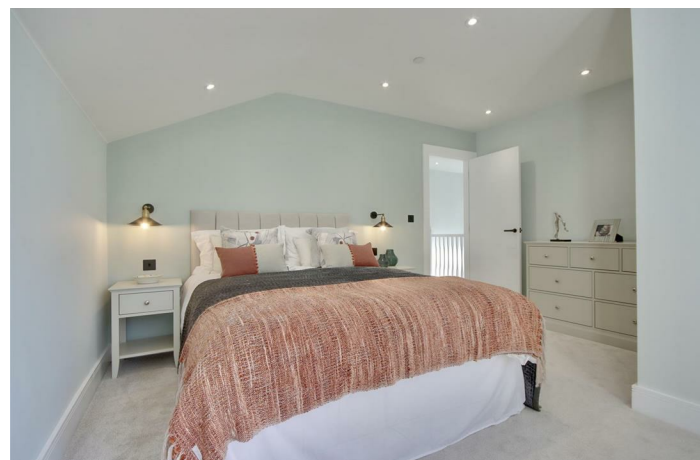
report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

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.

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		93	94
(92 plus) A			
B			
(81-91)			
C			
(69-80)			
D			
(55-68)			
E			
(39-54)			
F			
(21-38)			
G			
(1-20)			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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