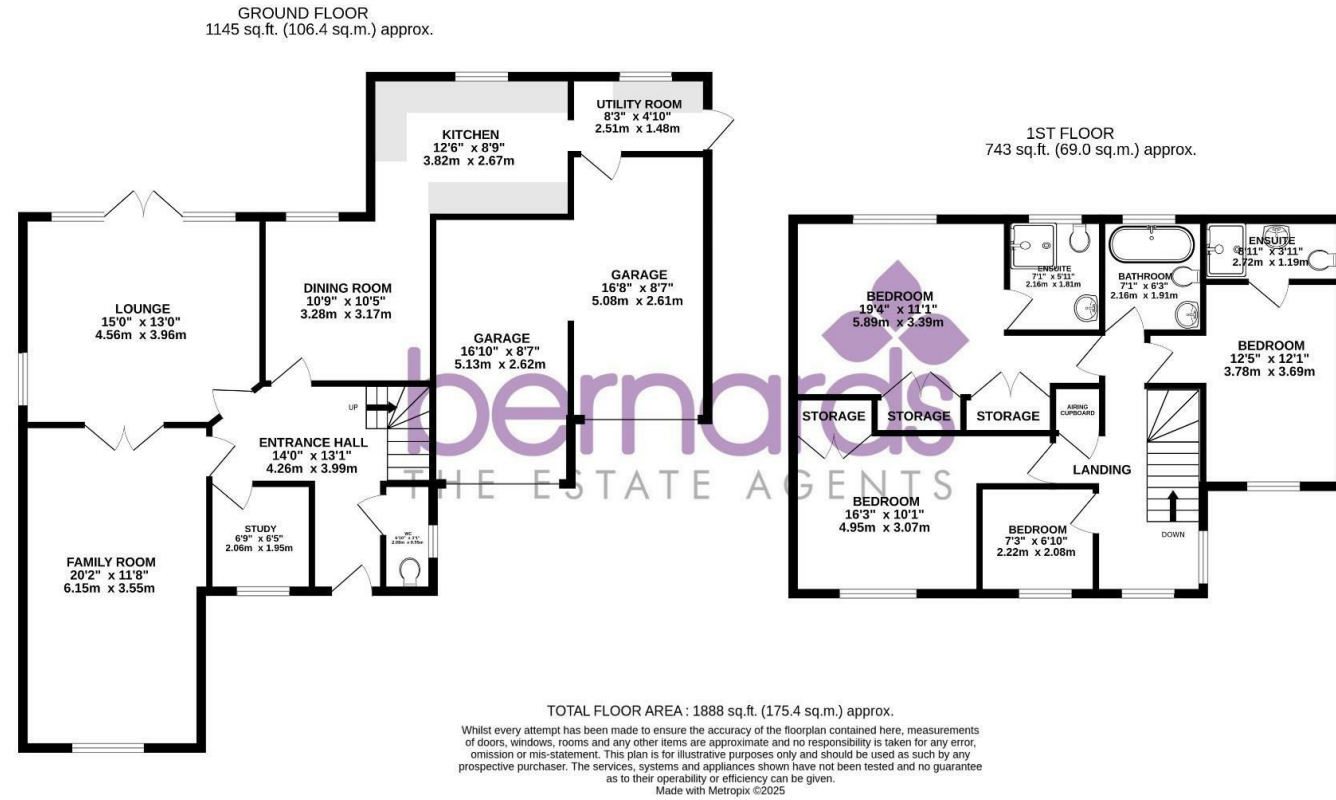




Guide Price £625,000

Highcroft Lane, Waterlooville PO8 9NX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXECUTIVE FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ TWO ENSUITES
- ❖ FAMILY BATHROOM
- ❖ THREE RECEPTIONS
- ❖ STUDY
- ❖ UTILITY ROOM
- ❖ OFF ROAD PARKING
- ❖ DOUBLE GARAGE
- ❖ A MUST VIEW

Situated on Highcroft Lane in Horndean, this executive detached home offers a perfect blend of luxury and comfort. Spanning an impressive 1,888 square feet, the property boasts four spacious bedrooms, two of which feature their own en-suite bathrooms, providing both privacy and convenience for family members and guests alike.

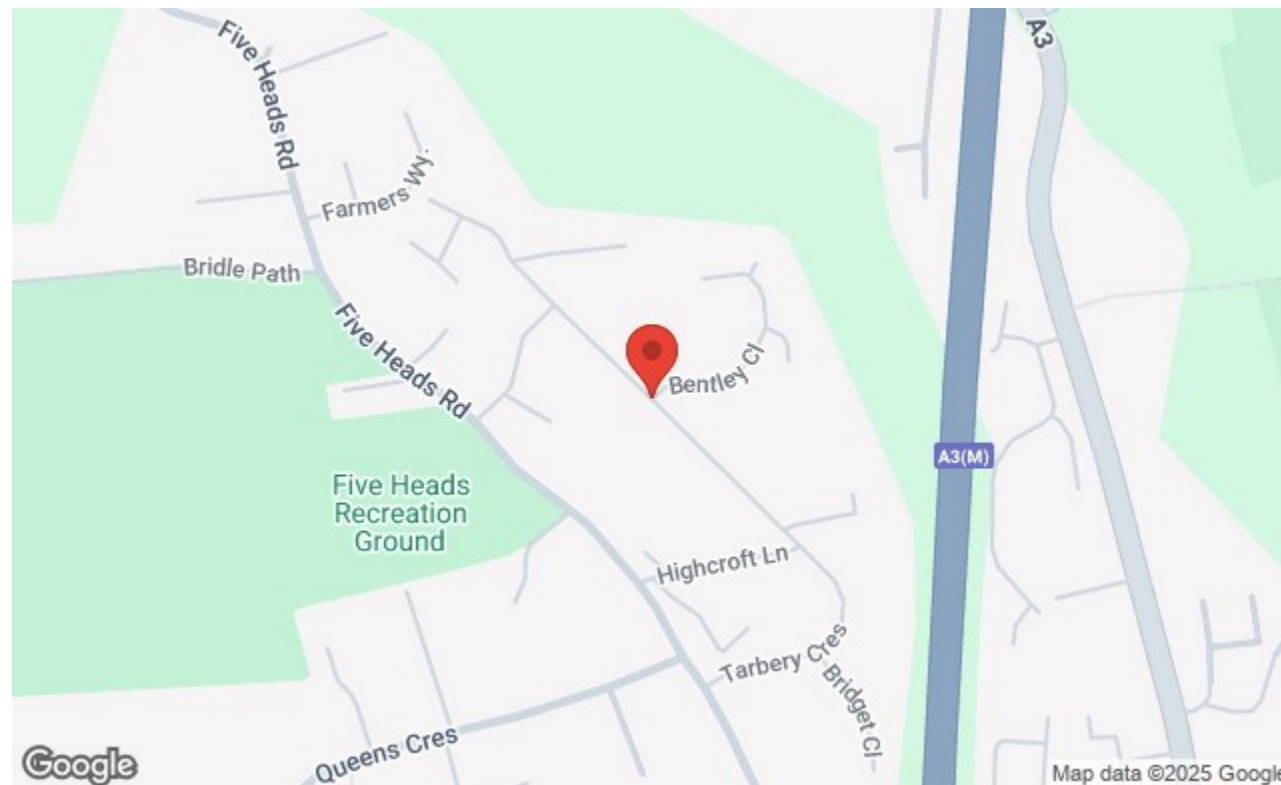
The heart of this home is its three well-appointed reception rooms, including a delightful home bar that is perfect for entertaining friends and family. The versatile layout allows for both formal gatherings and relaxed family evenings, making it an ideal space for modern living. Additionally, the property includes a utility room and a study, essential features for a contemporary family home that values both functionality and style.

The exterior of the property is equally impressive, featuring a double garage with electric doors,

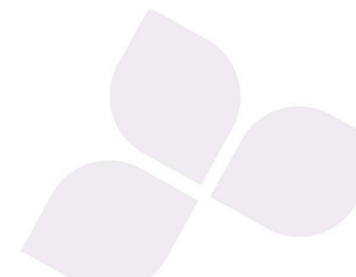
ensuring secure and convenient parking. The well-maintained surroundings enhance the overall appeal of this distinguished residence.

Highcroft Lane is a sought-after location, known for its peaceful atmosphere while still being conveniently close to local amenities, schools, and transport links. This home is not just a place to live; it is a lifestyle choice that offers comfort, elegance, and a sense of community.

In summary, this exceptional detached house is a rare find, combining spacious living areas, modern conveniences, and a prime location. It is an ideal opportunity for families seeking a stylish and practical home. Do not miss the chance to make this remarkable property your own.



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



Call today to arrange a viewing
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PROPERTY INFORMATION

W.C
3'10" x 6'1" (1.17m x 1.85m)

LOUNGE
15' x 13' (4.57m x 3.96m)

DINING ROOM
10'9" x 10'5" (3.28m x 3.18m)

STUDY
6'5" x 6'9" (1.96m x 2.06m)

FAMILY ROOM
20'2" x 11'8" (6.15m x 3.56m)

KITCHEN
12'6" x 8'9" (3.81m x 2.67m)

UTILITY ROOM
8'3" x 4'10" (2.51m x 1.47m)

BEDROOM ONE
19'4" x 11'1" (5.89m x 3.38m)

ENSUITE
5'11" x 7'1" (1.80m x 2.16m)

BEDROOM TWO
12'1" x 12'5" (3.68m x 3.78m)

ENSUITE
8'11" x 3'11" (2.72m x 1.19m)

BEDROOM THREE
16'3" x 10'1" (4.95m x 3.07m)

BEDROOM FOUR
7'3" x 6'10" (2.21m x 2.08m)

FAMILY BATHROOM
6'3" x 7'1" (1.91m x 2.16m)

COUNCIL TAX
Council tax band: E
Via East Hampshire Council

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

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.



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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