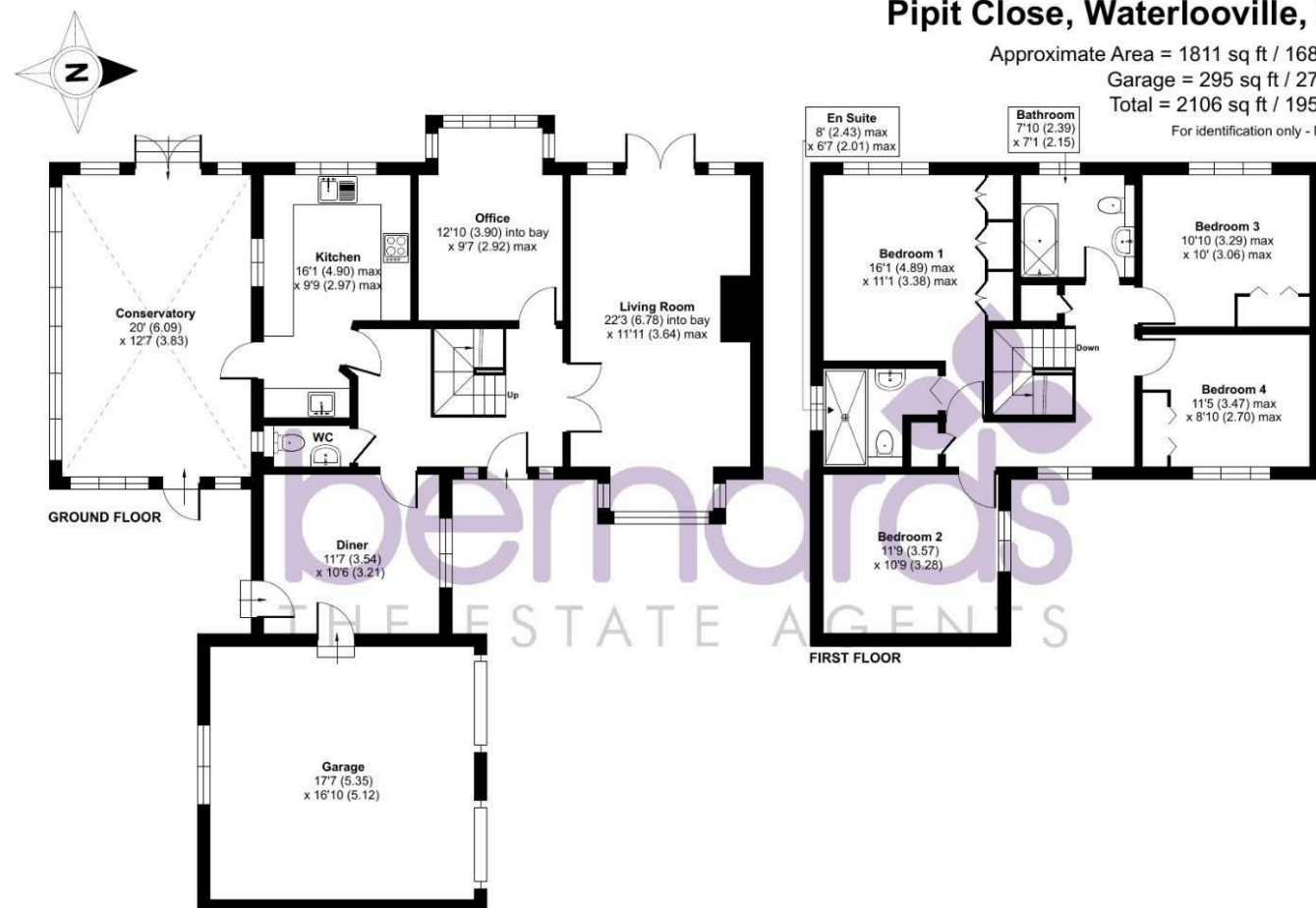


Pipit Close, Waterlooville, PO8

Approximate Area = 1811 sq ft / 168.2 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 2106 sq ft / 195.6 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331915



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



Guide Price £625,000

Pipit Close, Waterlooville PO8 9YW

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ EN-SUITE TO MASTER
- ❖ LARGE CONSERVATORY
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS W/C
- ❖ OFFICE
- ❖ DOUBLE GARAGE
- ❖ EPC RATING - C
- ❖ VIEWING ADVISED

Situated in the Pipit Close, Horndean, this splendid detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking both space and privacy.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The large conservatory is a standout feature offering a delightful space to enjoy the garden views throughout the seasons.

The generous garden, tucked away in

a corner, provides a retreat for outdoor activities or simply unwinding in the fresh air. Additionally, the property includes a double garage, ensuring plenty of storage and parking space.

Situated in a great location, this home is conveniently close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community. This property truly represents a wonderful opportunity for anyone seeking a family home in Horndean.

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



PROPERTY INFORMATION

KITCHEN
16'0" x 9'8" (4.90 x 2.97)

LIVING ROOM
22'2" x 11'11" (6.78 x 3.64)

OFFICE
12'9" x 9'6" (3.90 x 2.92)

DINER
11'7" x 10'6" (3.54 x 3.21)

CONSERVATORY
19'11" x 12'6" (6.09 x 3.83)

BEDROOM ONE
16'0" x 11'1" (4.89 x 3.38)

BEDROOM TWO
11'8" x 10'9" (3.57 x 3.28)

BEDROOM THREE
10'9" x 10'0" (3.29 x 3.06)

BEDROOM FOUR
11'4" x 8'10" (3.47 x 2.70)

GARAGE
17'6" x 16'9" (5.35 x 5.12)

COUNCIL TAX BAND F
The local authority is Havant borough council.
BAND :F

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are

marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff 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	70	76
England & Wales		



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