



Price Guide £1,500,000

Nelson Lane, Fareham



APPROXIMATE GROSS INTERNAL AREA = 395.6 SQ M / 4258 SQ FT  
BASEMENT = 35.3 SQ M / 380 SQ FT  
TRIPLE GARAGE = 54.6 SQ M / 588 SQ FT  
TOTAL = 485.5 SQ M / 5226 SQ FT (INCLUDING ANNEXE)



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.  
CREATED BY EMZO MARKETING (ID684898)  
PRODUCED FOR BERNARDS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		29
(21-38) F		
(1-20) G	1	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Enjoying an unrivalled location and set in its own large grounds and enjoying far reaching sea views, this is a superbly appointed, individual detached residence approached via a long private driveway to imposing wrought iron gates into the large circular drive and fronting lawns with a fine array of shrubs, trees and bushes.

Enjoying large family accommodation which briefly comprises: Imposing split level reception hall to the magnificent drawing room with patio doors into the 15ft Orangery.

There is a large dining room with patio doors accessing the veranda and terrace.

A modern kitchen/breakfast area with tiled floor and Range oven and traditional larder. A stable door leads to the large utility room where there are further stable doors for accessing the garden and cupboard/storage area to the other side. A study and cloakroom on the ground floor complement the ground floor accommodation. Extensive garaging providing ample sheltered parking measuring over 26ft.

Staircase leads to the spacious landing where the four bedrooms are accessed. A particular feature of this lovely home is the balcony extending to the four bedrooms and enjoying far reaching views. Master bedroom is split level and leads to a large en-suite.

A family bathroom complements the first floor accommodation. A wonderful feature of the property is that the property has been extended above the garages, providing a one bedroom self contained annexe wing.

Electric heating throughout, multi fuel (wood and coal) burned in the lounge and the property benefits from double glazing.

There are two paddocks which are fenced from the main garden where a sunken swimming pool can be found. The property and offers exclusivity with conifer trees to the boundaries giving seclusion and privacy. The property is offered with no chain ahead.

- 4 BEDROOMS
- 5 RECEPTION ROOMS
- ONE BEDROOM ANNEXE
- APPROXIMATELY 1.7 ACRES
- OVER 5,000 SQ FT OF ACCOMODATION
- TRIPLE GARAGE
- FAR REACHING SEAVIEWS
- SWIMMING POOL
- NO ONWARD CHAIN

CALL TODAY TO ARRANGE A VIEWING 02392 232 888

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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888 waterlooville@bernardsestates.co.uk www.bernardsestates.co.uk

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# PROPERTY DETAILS

## ENTRANCE HALL

DINING ROOM 23'1" X 14'0" (7.04 X 4.27)

STUDY 10'7" X 10'5" (3.23 X 3.20)

SITTING ROOM 20'8" X 15'5" (6.32 X 4.70)

ORANGERY 15'1" X 25'1" (4.60M X 7.65M)

KITCHEN 21'1" X 10'5" (6.43 X 3.20)

## UTILITY ROOM

BOOT ROOM 10'5" X 6'5" (3.20 X 1.96)

## W/C

FAMILY ROOM 20'2" X 9'10" (6.15 X 3.02)

BEDROOM ONE 14'0" X 11'1" (4.29 X 3.38)

BEDROOM TWO 14'0" X 12'5" (4.29 X 3.81)

BEDROOM THREE 4.32 X 3.17

MASTER BEDROOM 19'5" X 14'2" (5.92 X 4.34)

## EN-SUITE

## FAMILY BATHROOM

ANNEXE SITTING ROOM/KITCHEN 20'9" X 16'4" (6.35 X 5.0)

ANNEXE BEDROOM 20'8" X 9'8" (6.32 X 2.97)

BASEMENT 25'1" X 15'5" (7.67 X 4.72)

TRIPLE GARAGE 26'8" X 21'10" (8.15 X 6.68)



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