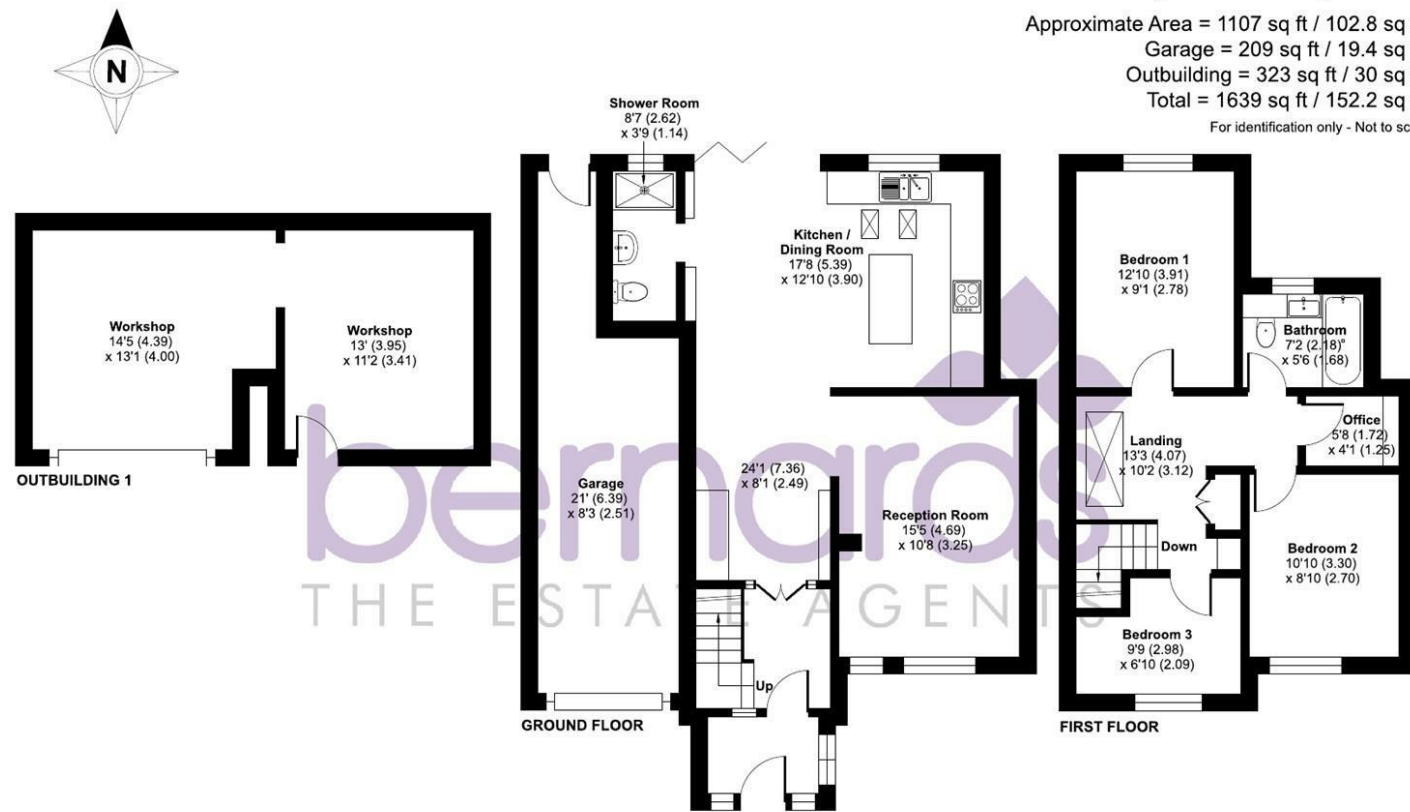


White Hart Lane, Fareham, PO16

Approximate Area = 1107 sq ft / 102.8 sq m
 Garage = 209 sq ft / 19.4 sq m
 Outbuilding = 323 sq ft / 30 sq m
 Total = 1639 sq ft / 152.2 sq m
 For identification only - Not to scale



Offers Over £400,000

White Hart Lane, Fareham PO16 9BG



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1456115



HIGHLIGHTS

- BEAUTIFULLY EXTENDED THREE BEDROOM PROPERTY
- STUNNING OPEN PLAN ENTERTAINING SPACE + SEPARATE COSY LIVING ROOM
- IMPRESSIVE KITCHEN WITH ISLAND & INTEGRATED APPLIANCES
- FREESTANDING LOG BURNER
- BI-FOLD DOORS TO THE REAR GARDEN
- DRIVEWAY PARKING + GARAGE
- BEAUTIFULLY PRESENTED GROUND FLOOR SHOWER ROOM
- OFFICE / STUDY AREA TO THE FIRST FLOOR
- STUNNING GARDEN WITH MULTIPLE WORKSHOPS
- WALKING DISTANCE TO PORTCHESTER VILLAGE & SHORELINE

BERNARDS ARE TRULY DELIGHTED TO OFFER THIS BEAUTIFULLY EXTENDED THREE BEDROOM PROPERTY — A HOME THAT PERFECTLY BLENDS STYLISH MODERN LIVING WITH AN INCREDIBLY UNIQUE FEEL THROUGHOUT.

From the moment you arrive, this property immediately grabs your attention with fresh rendering, striking black windows and an impressive driveway providing parking for at least three vehicles.

Positioned within walking distance of Portchester village centre, the shoreline, excellent transport links, popular local schools and amenities, the location offers the perfect balance of lifestyle and convenience.

As you step inside, the property opens into a stunning entertaining space. The impressive open-plan kitchen, dining and living area stretches to approximately seven metres in length and has been beautifully designed to create a stylish social hub of the home. Featuring a freestanding log burner, sleek kitchen with island, integrated appliances and

double ovens, this space genuinely has the wow factor.

Impressive bi-fold doors flood the room with natural light and seamlessly connect the house to the garden. Complementing the open-plan area is a separate cosy living room, ideal for quieter evenings, whilst beautiful wood detailing adds warmth throughout. Further ground floor benefits include a beautifully presented shower room.

Upstairs, the current owners have cleverly created an additional open-plan office area, ideal for home working or study space. There are three excellent bedrooms alongside a stylish family bathroom.

The rear garden is undoubtedly one of the home's standout features. Clever landscaping and mature planting create a tranquil setting where you forget you are positioned in the centre of the village. Complete with mood lighting, the garden looks stunning during the evening, whilst several workshops at the rear offer excellent versatility for storage, studio space or gym!

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Call today to arrange a viewing

01329756500

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PROPERTY INFORMATION

KITCHEN-DINING ROOM
17'8" x 12'10" (5.38m x 3.91m)

LIVING ROOM
15'5" x 10'8" (4.70m x 3.25m)

GF SHOWER ROOM
8'7" x 3'9" (2.62m x 1.14m)

BEDROOM ONE
12'9" x 9'1" (3.91m x 2.78m)

BEDROOM TWO
10'10" x 8'10" (3.30m x 2.69m)

BEDROOM THREE
9'9" x 6'10" (2.97m x 2.08m)

OFFICE
5'8" x 4'1" (1.73m x 1.24m)

BATHROOM
7'2" x 5'6" (2.18m x 1.68m)

GARAGE
21'0" x 8'3" (6.40m x 2.51m)

WORKSHOP ONE
14'5" x 13'1" (4.39m x 3.99m)

WORKSHOP TWO
13'0" x 11'2" (3.96m x 3.40m)

COUNCIL TAX BAND B

TENURE
Freehold

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.

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!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are

marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.

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.

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	56
England & Wales	EU Directive 2002/91/EC

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