

Guide Price £650,000

Charity View, Fareham PO17 5NG



## HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ ENSUITE AND SHOWER ROOM
- ❖ KITCHEN/DINER
- ❖ THREE RECEPTION ROOMS
- ❖ DETACHED GARAGE
- ❖ LOG BURNER
- ❖ REQUESTED KNOWLE LOCATION
- ❖ OVER 1800 SQ FT
- ❖ A MUST VIEW

Located in the sought-after Charity View area of Knowle, Fareham, this splendid detached house offers a perfect blend of comfort and elegance. Spanning an impressive 1,843 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The layout includes three inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this residence is the charming log burner, which adds a touch of warmth and character to the living space, perfect for cosy evenings in. The property also benefits from two well-appointed bathrooms, ensuring convenience for all family members.

Situated at the end of a private road, this home

offers a sense of peace and privacy, while still being within easy reach of local amenities. The requested location in Knowle Village enhances its appeal, making it a desirable choice for those seeking a tranquil yet connected lifestyle.

For those with vehicles, the property provides parking for up to three cars, along with a detached garage, offering additional storage or workshop space. This home is not just a place to live; it is a sanctuary that combines modern living with the charm of a village setting.

In summary, this delightful house in Charity View is a rare find, offering generous living space, a prime location, and the comforts of home. It is a must-see for anyone looking to settle in this picturesque part of Fareham.

Call today to arrange a viewing  
01329756500  
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# PROPERTY INFORMATION

## LOUNGE

11'9" x 24'0" (3.59 x 7.34)

## CONSERVATORY

11'10" x 10'9" (3.63 x 3.30)

## KITCHEN/DINER

19'7" x 15'8" (5.99 x 4.80)

## STUDY/RECEPTION

9'6" x 10'5" (2.91 x 3.20)

## BEDROOM ONE

11'10" x 14'9" (3.63 x 4.51)

## ENSUITE

12'0" x 5'8" (3.68 x 1.73)

## BEDROOM TWO

9'10" x 13'2" (3.02 x 4.03)

## BEDROOM THREE

12'2" x 10'5" (3.71 x 3.19)

## BEDROOM FOUR

9'8" x 9'4" (2.95 x 2.87)

## BATHROOM

9'1" x 8'7" (2.79 x 2.64)

## GARAGE

9'2" x 19'2" (2.81 x 5.86)

## Council Tax Band F

## TENURE

Freehold

## 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.

## 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.

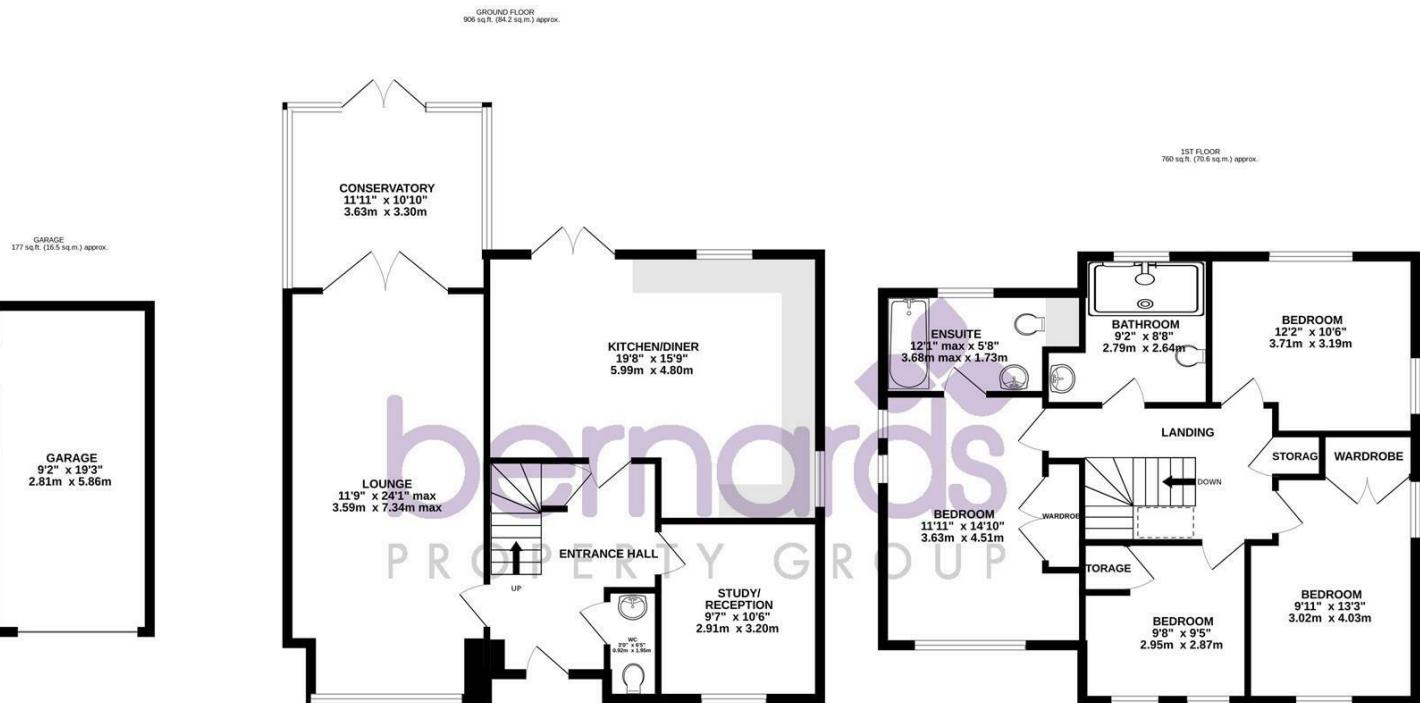
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Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



| 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 |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

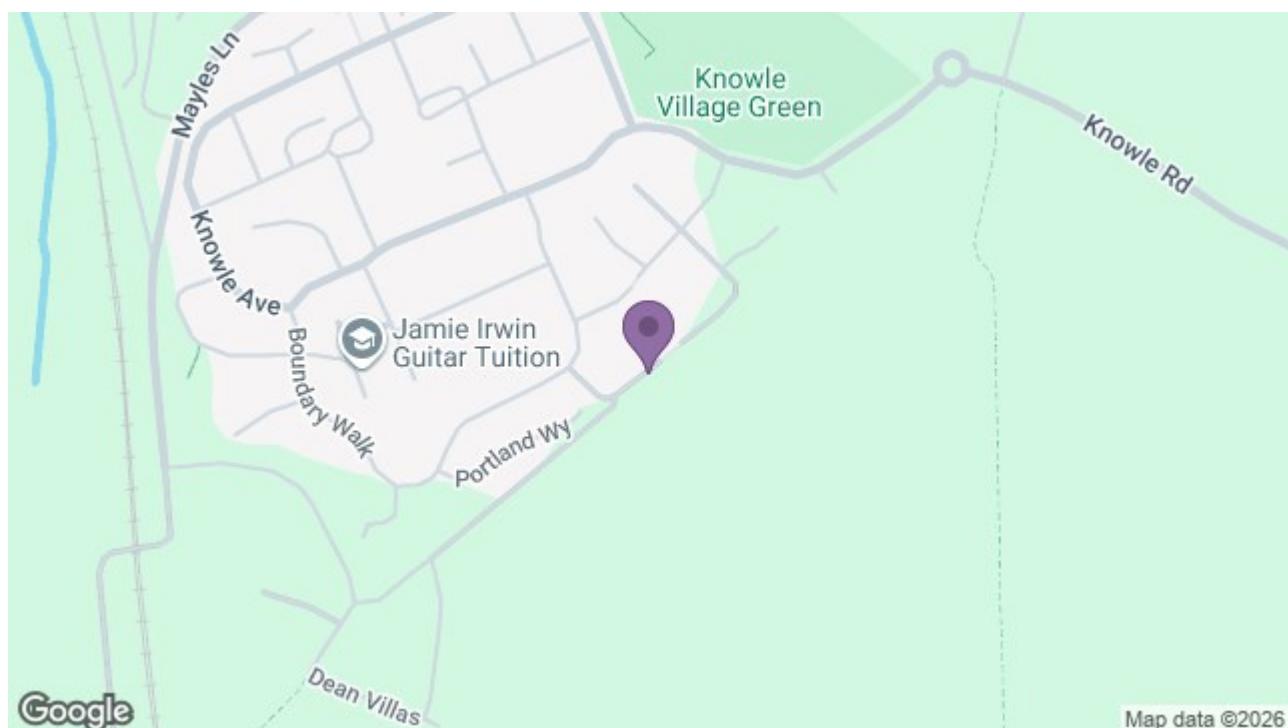
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TOTAL FLOOR AREA : 1843 sq.ft. (171.2 sq.m.) approx.

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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