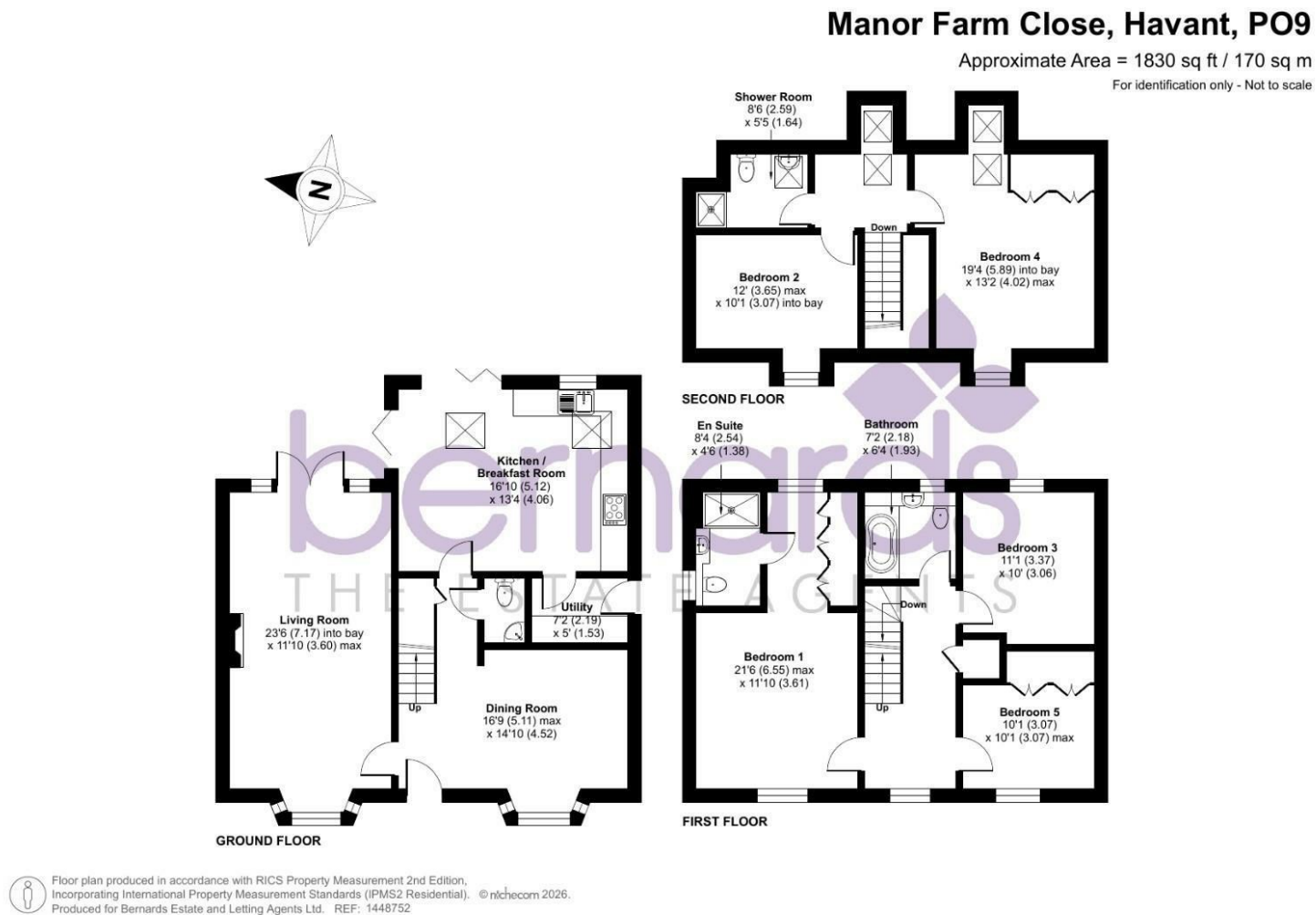




Guide Price £635,000

Manor Farm Close, Havant PO9 2DQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FIVE BEDROOMS
- ❖ NO ONWARD CHAIN
- ❖ UTILITY ROOM
- ❖ THREE STOREYS
- ❖ SOUGHT AFTER ESTATE
- ❖ QUIET LOCATION
- ❖ GARAGE
- ❖ EN SUITE
- ❖ CALL TO VIEW

Welcome to this impressive detached house located on Manor Farm Close in Denvilles, offering no onward chain. This substantial family home, built in 2015, offers a generous living space of 1,841 square feet, thoughtfully designed to accommodate modern family life.

As you enter, you will find two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The property boasts five well-proportioned bedrooms, providing ample space for family members or guests. With three bathrooms, including en-suite facilities, convenience and comfort are assured for everyone in the household.

This property spans three floors, allowing

for a versatile layout that can be tailored to your family's needs. The house is situated in a peaceful close, offering a serene environment while overlooking beautiful farmland and the breathtaking views of the South Downs.

Externally, the property includes parking for ample cars, ensuring that you and your guests have plenty space. With a good size Westerly facing garden at the rear.

This home is not just a place to live; it is a sanctuary that combines modern living with the tranquillity of nature. If you are seeking a spacious and stylish family home in a desirable location, this property is certainly worth considering.



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



Call today to arrange a viewing  
02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
23'6" x 11'9" (7.17 x 3.60)

**DINING ROOM**  
16'9" x 14'9" (5.11 x 4.52)

**KITCHEN**  
16'9" x 13'3" (5.12 x 4.06)

**UTILITY**  
7'2" x 5'0" (2.19 x 1.53)

**BEDROOM**  
21'5" x 11'10" (6.55 x 3.61)

**EN SUITE**  
8'3" x 4'6" (2.54 x 1.38)

**BEDROOM**  
11'0" x 10'0" (3.37 x 3.06)

**BEDROOM**  
10'0" x 10'0" (3.07 x 3.07)

**BATHROOM**  
7'1" x 6'3" (2.18 x 1.93)

**BEDROOM**  
11'11" x 10'0" (3.65 x 3.07)

**BEDROOM**  
19'3" x 13'2" (5.89 x 4.02)

**SHOWER ROOM**  
8'5" x 5'4" (2.59 x 1.64)



| 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 |         |           |
|                                             | 79      | 82        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



Call today to arrange a viewing  
02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

