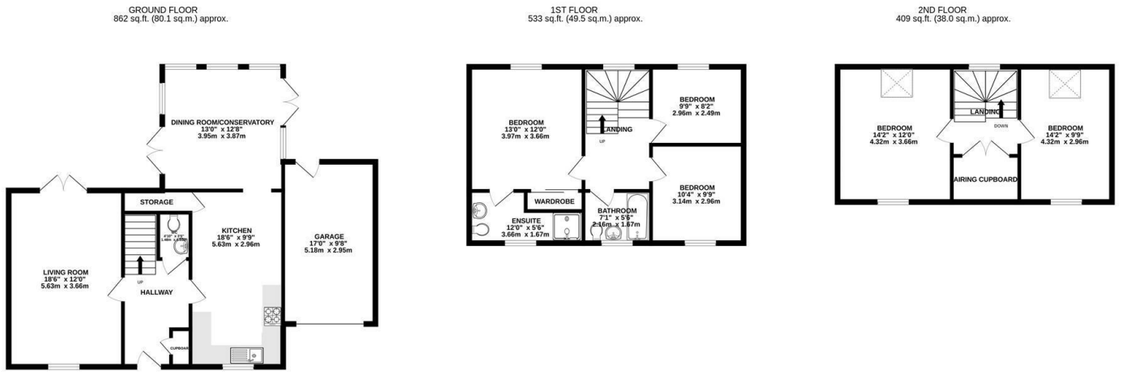

TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

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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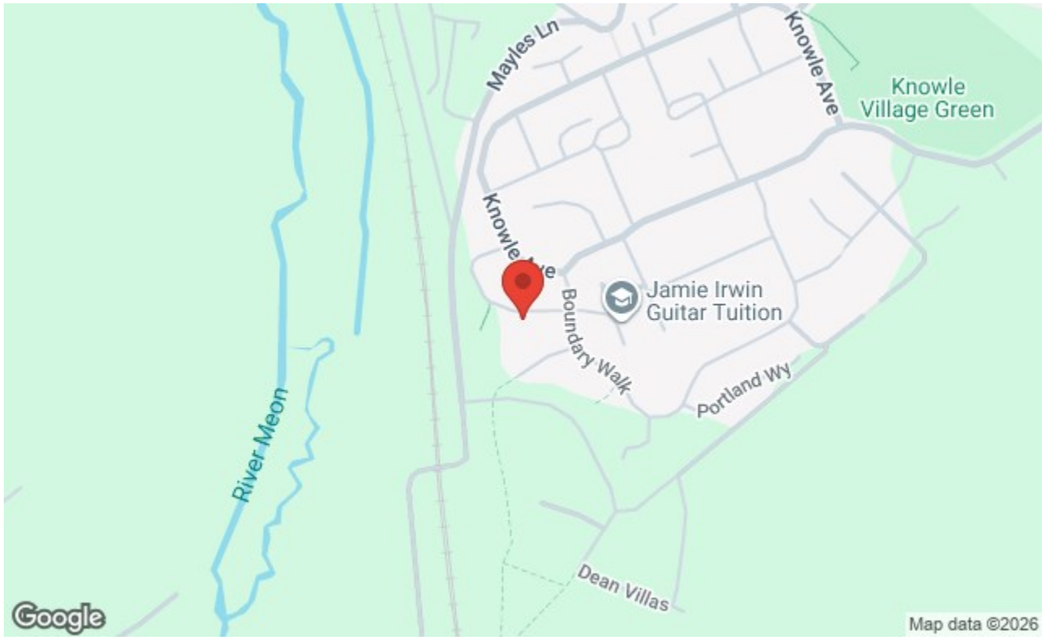

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £500,000

Orchid Close, Fareham PO17 5GG

bernards THE ESTATE AGENTS

5 2 3

HIGHLIGHTS

- FLOWING GROUND FLOOR LAYOUT PERFECT FOR ENTERTAINING
- JUST SHY OF 2000 SQ FT OF ACCOMMODATION
- OPEN-PLAN KITCHEN/DINER/CONSERVATORY
- 18FT SEPARATE LIVING ROOM
- EN-SUITE TO MAIN BEDROOM
- TWO TOP FLOOR DOUBLE BEDROOMS WITH SKYLIGHTS
- SOUTH-FACING LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING PLUS GARAGE WITH ELECTRIC DOOR
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR KNOWLE VILLAGE LOCATION WITH STRONG BUYER DEMAND

A STUNNING FIVE BEDROOM FAMILY HOME JUST SHY OF 2,000 SQ FT, TUCKED AWAY IN A QUIET KNOWLE VILLAGE CUL-DE-SAC

Bernards are delighted to present this impressive FIVE BEDROOM family home, perfectly positioned within a quiet cul-de-sac in the highly sought-after Knowle Village. Having been in the same ownership for over 10 years, this is a fantastic opportunity to secure a superb home offering just shy of 2,000 sq ft of versatile living space.

The ground floor offers the perfect blend of open-plan living and separate space. A stunning 18ft kitchen, dining and conservatory area creates a sociable hub of the home, flowing seamlessly onto the beautifully landscaped, south-facing rear garden — ideal for entertaining or everyday family life. In addition, there is an equally impressive 18ft separate living room, providing a cosy retreat away from the main living space.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a generous main bedroom with built-in mirrored wardrobes and a private en-suite. The remaining bedrooms are serviced by a modern family bathroom. The top floor adds further flexibility, offering two excellent double bedrooms with skylights, filling the space with natural light, along with additional storage — perfect for growing families, guests or home working.

Externally, the property continues to impress. To the front, there is driveway parking for two vehicles and additional visitor parking nearby. The garage is a great size, complete with an electric door and pitched roof for extra storage. The rear garden is a real highlight — landscaped, low maintenance and enjoying a sunny aspect throughout the day.

Knowle Village is a highly desirable location, known for its attractive surroundings, community feel and access to nearby countryside walks, while still being conveniently close to Fareham town centre, well-regarded schools and excellent transport links.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
18'5" * 12'0" (5.63 * 3.66)

KITCHEN
18'5" * 9'8" (5.63 * 2.96)

DINING ROOM/CONSERVATORY
12'11" * 12'8" (3.95 * 3.87)

BEDROOM ONE
13'0" * 12'0" (3.97 * 3.66)

ENSUITE
12'0" * 5'5" (3.66 * 1.67)

BEDROOM TWO
14'2" * 12'0" (4.32 * 3.66)

BEDROOM THREE
14'2" * 9'8" (4.32 * 2.96)

BEDROOM FOUR
10'3" * 9'8" (3.14 * 2.96)

BEDROOM FIVE
9'8" * 8'2" (2.96 * 2.49)

BATHROOM
7'1" * 5'5" (2.16 * 1.67)

GARAGE
16'11" * 9'8" (5.18 * 2.95)

COUNCIL TAX BAND E

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. 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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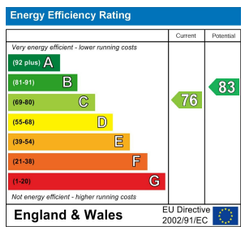

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