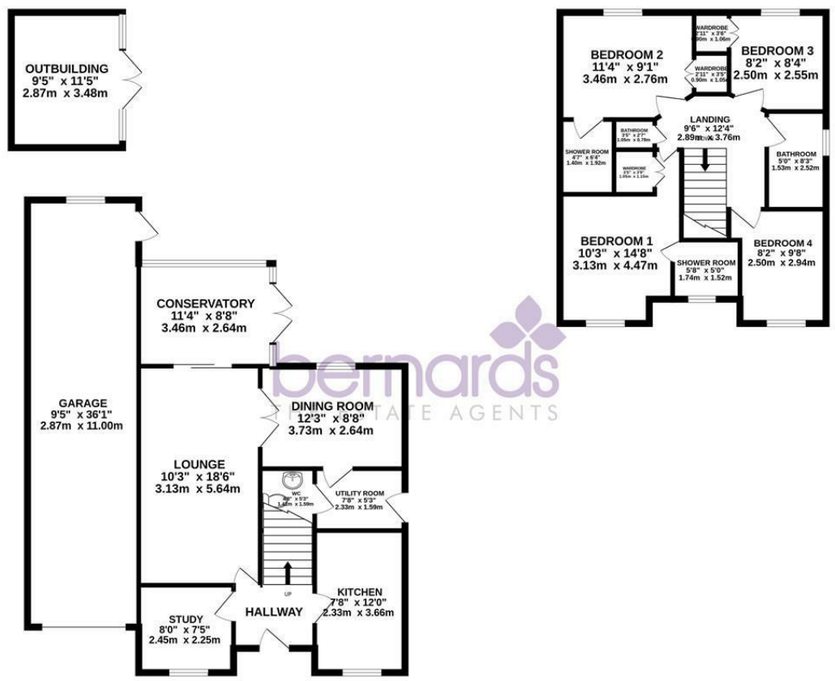
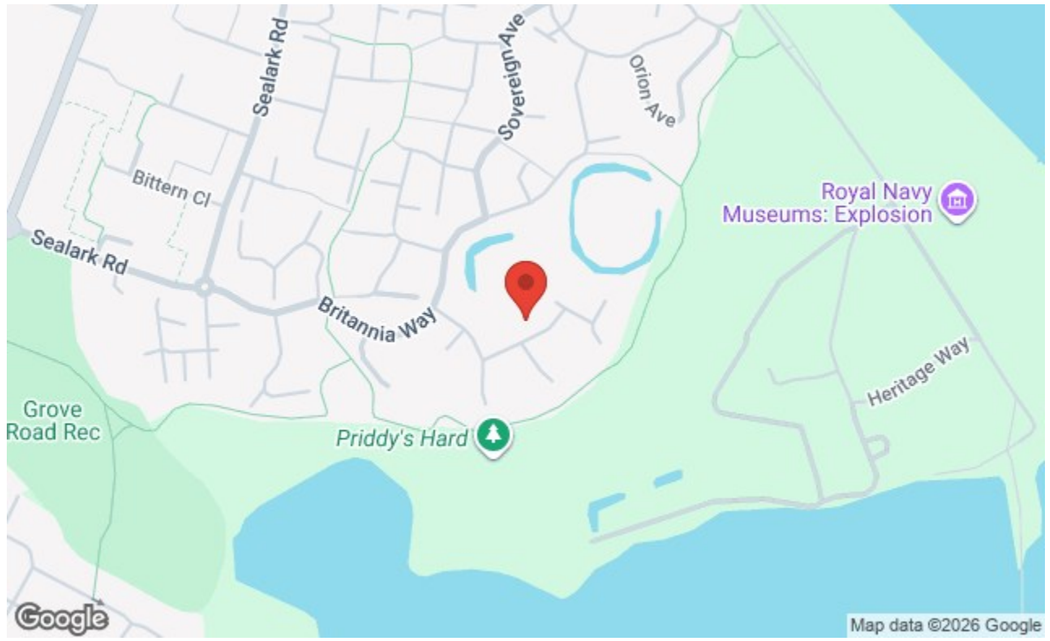
GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.1 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.
Made with Metropix ©2026



97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £465,000

Grafton Close, Gosport PO12 4GD

bernards THE ESTATE AGENTS



4 3 2

HIGHLIGHTS

- Four-bedroom detached family home
- Popular Priddy's Hard location
- Two en-suite bedrooms
- Modern Howdens fitted kitchen
- Separate study
- Conservatory with insulated roof
- Large insulated garden studio
- Double driveway providing parking for three cars
- Double-length tandem garage with boarded loft
- Mature, private rear garden

Four Bedroom Detached House – Popular Priddy's Hard Location

A beautifully presented and well-maintained four-bedroom detached family home, situated within the highly regarded Priddy's Hard area of Gosport. Improved by the current owner, the property offers spacious and versatile accommodation, complemented by a number of quality improvements and an attractive, mature rear garden backing onto a nature reserve.

The ground floor accommodation comprises an entrance hall, a spacious living area, a modern fitted kitchen installed approximately four years ago by Howdens, a conservatory with an insulated roof, and a separate study, ideal for home working.

Upstairs, there are four well-proportioned bedrooms, including two benefiting from their own en-suite facilities, alongside a family bathroom which was refitted approximately one year ago.

Externally, the property continues to impress with a generous frontage providing off-road parking for up to three vehicles, together with a double-length tandem garage featuring a dry, boarded loft space. There is also convenient side access leading to the rear garden.

The mature rear garden offers a wonderful degree of privacy, is not directly overlooked and backs onto a nature reserve. There is a large patio area with pergola, providing an excellent space for outdoor entertaining, alongside a substantial insulated garden studio installed approximately four years ago, offering excellent versatility as a home office, hobby room or additional recreational space.

Further benefits include a gas boiler installed approximately five years ago and serviced annually, a hot water storage system contributing towards low utility bills, a partially boarded loft with widened, easy-access loft stairs, and the conservatory roof which was replaced approximately five years ago.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
5'6 x 3'0 (1.68m x 0.91m)

KITCHEN
12'0 x 7'8 (3.66m x 2.34m)

UTILITY ROOM
7'8 x 5'4 (2.34m x 1.63m)

STUDY
8'0 x 7'3 (2.44m x 2.21m)

LIVING ROOM
18'6 x 10'3 (5.64m x 3.12m)

DINING ROOM
11'2 x 8'8 (3.40m x 2.64m)

CONSERVATORY
11'4 x 8'8 (3.45m x 2.64m)

LANDING

BEDROOM ONE
15'0 x 10'3 (4.57m x 3.12m)

EN SUITE
5'7 x 5'2 (1.70m x 1.57m)

BEDROOM TWO
11'0 x 8'7 (3.35m x 2.62m)

EN SUITE
6'4 x 4'7 (1.93m x 1.40m)

BEDROOM THREE
11'0 x 8'7 (3.35m x 2.62m)

BEDROOM FOUR
8'4 x 8'2 (2.54m x 2.49m)

BATHROOM
8'3 x 5'0 (2.51m x 1.52m)

OUTSIDE

ENCLOSED REAR GARDEN

SUMMERHOUSE/STUDIO
11'4 x 9'5 (3.45m x 2.87m)

DOUBLE DRIVEWAY

DOUBLE LENGTH GARAGE
36'1 x 9'5 (11.00m x 2.87m)

FREEHOLD

COUNCIL TAX BAND F

ANTI MONEY LAUNDERING
We 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.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

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. We 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.

BERNARDS MORTGAGE & PROTECTION
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!









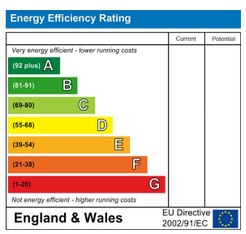












Scan here to see all our properties for sale and rent

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk