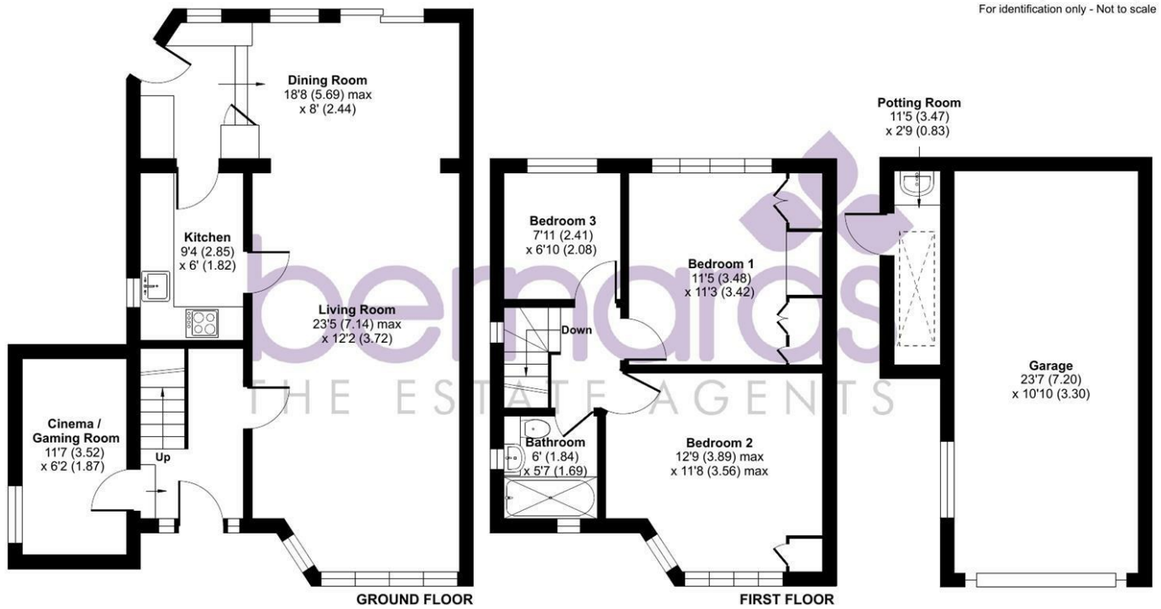
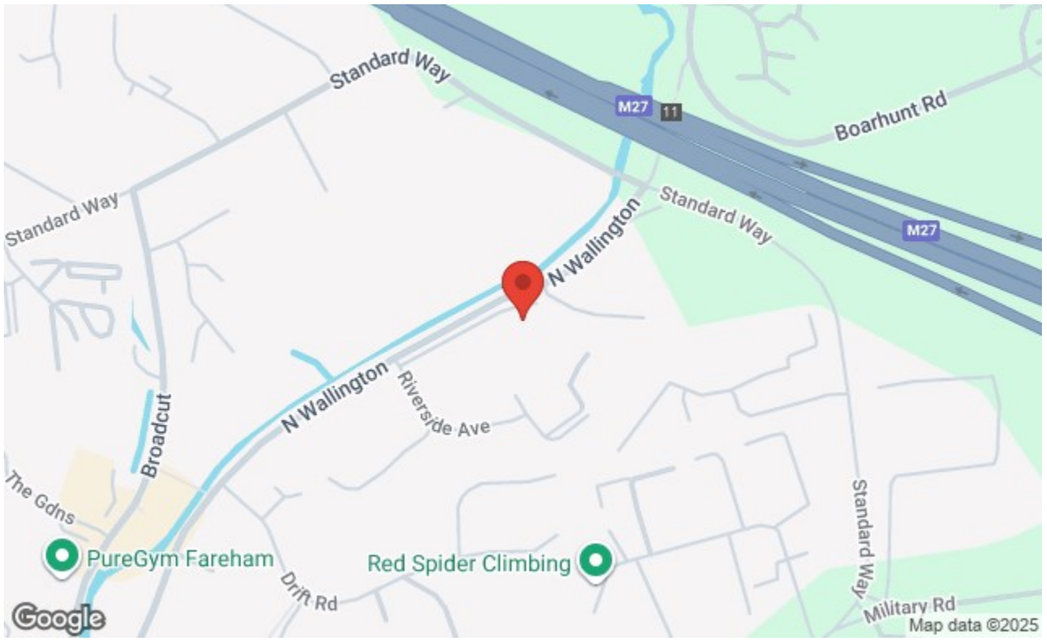
North Wallington, Fareham, PO16

Approximate Area = 1062 sq ft / 98.6 sq m
Garage = 256 sq ft / 23.7 sq m
Outbuildings = 31 sq ft / 2.8 sq m
Total = 1349 sq ft / 125.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1323975



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

FOR SALE

Guide Price £412,000

North Wallington, Wallington PO16 8TJ

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- BEAUTIFULLY MODERNISED THREE-BEDROOM HOME
- LOCATED IN SOUGHT-AFTER WALLINGTON VILLAGE
- SPACIOUS LIVING ROOM WITH LOG BURNER
- CONTEMPORARY FITTED KITCHEN
- SEPARATE DINING ROOM FOR ENTERTAINING
- ADDITIONAL CINEMA/GAMING ROOM OR STUDY
- STYLISH, UPDATED FAMILY BATHROOM
- ATTACHED GARAGE WITH CONVERSION POTENTIAL (STPP)
- LARGE PRIVATE REAR GARDEN
- EXCELLENT TRANSPORT LINKS AND LOCAL SCHOOLS NEARBY

An immaculately presented and extensively modernised three-bedroom semi-detached home, located in the ever-popular village of Wallington, Fareham. Offering a blend of stylish interior space and generous outdoor areas, this superb home is ideal for families or professionals looking to enjoy village living with excellent connections nearby.

The ground floor features a spacious entrance hall that leads into an impressive living room, beautifully finished and centred around a feature log burner—perfect for both relaxing and entertaining. The modern kitchen is sleek and functional, fitted with high-quality units and direct access to the rear garden. A bright and airy dining room at the rear enjoys views over the garden and creates the perfect space for family meals or gatherings. Additionally, a separate cinema or gaming room to the front provides a cosy second reception space or a potential work-from-home area.

Upstairs, there are three well-proportioned bedrooms, all finished to a high standard, along with a recently refitted family bathroom featuring contemporary fittings and finishes. The layout is both practical and thoughtfully designed, ideal for a growing family.

Externally, the property offers a private driveway with parking for two vehicles, complete with an electric vehicle charging point—a practical addition for modern living. Open side access leads to the attached garage, which offers excellent potential for conversion into a home office, gym, or garden room, subject to the necessary permissions. Beyond the garage is a useful potting room or storage space.

The rear garden is a particular highlight—substantially larger than average for the area and offering a mix of lawn, patio, and planting areas, ideal for children, entertaining, or future landscaping projects.

The current owners have undertaken a comprehensive programme of improvements during their time in the property, including a full rewire, new central heating system, updated kitchen and bathroom

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PROPERTY INFORMATION

LIVING ROOM
23'5" x 12'2" (7.14 x 3.72)

DINING ROOM
18'8" x 8'0" (5.69 x 2.44)

KITCHEN
9'4" x 5'11" (2.85 x 1.82)

CINEMA/GAMING ROOM
11'6" x 6'1" (3.52 x 1.87)

BEDROOM 1
11'5" x 11'2" (3.48 x 3.42)

BEDROOM 2
12'9" x 11'8" (3.89 x 3.56)

BEDROOM 3
7'10" x 6'9" (2.41 x 2.08)

BATHROOM
6'0" x 5'6" (1.84 x 1.69)

GARAGE
23'7" x 10'9" (7.20 x 3.30)

LOCATION
Wallington is a highly sought-after historic village in Fareham, Hampshire, offering a rare blend of character, charm, and convenience. Nestled along the River Wallington, the area is known for its picturesque setting, period cottages, and strong sense of community. Originally a thriving 17th–19th century industrial hub—famous for its red bricks and riverside heritage—Wallington is now a peaceful residential enclave, popular with families and professionals alike. Residents enjoy beautiful river and countryside walks, excellent local schools, and easy access to the M27, Fareham town centre, and nearby Portsmouth and Southampton. With a conservation area protecting its unique charm and a vibrant local association organising regular events, Wallington combines rural tranquillity with modern amenities—making it an ideal location for those seeking both lifestyle and location.

COUNCIL TAX BAND D
Fareham Borough Council - The charge for 2025/26 is £191.42 (£185.86 in 2024/25)

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

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.

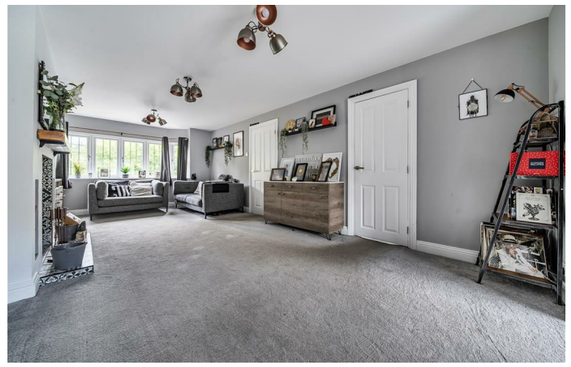
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

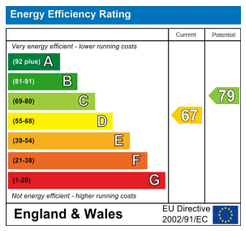
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

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!

TENURE
Freehold





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