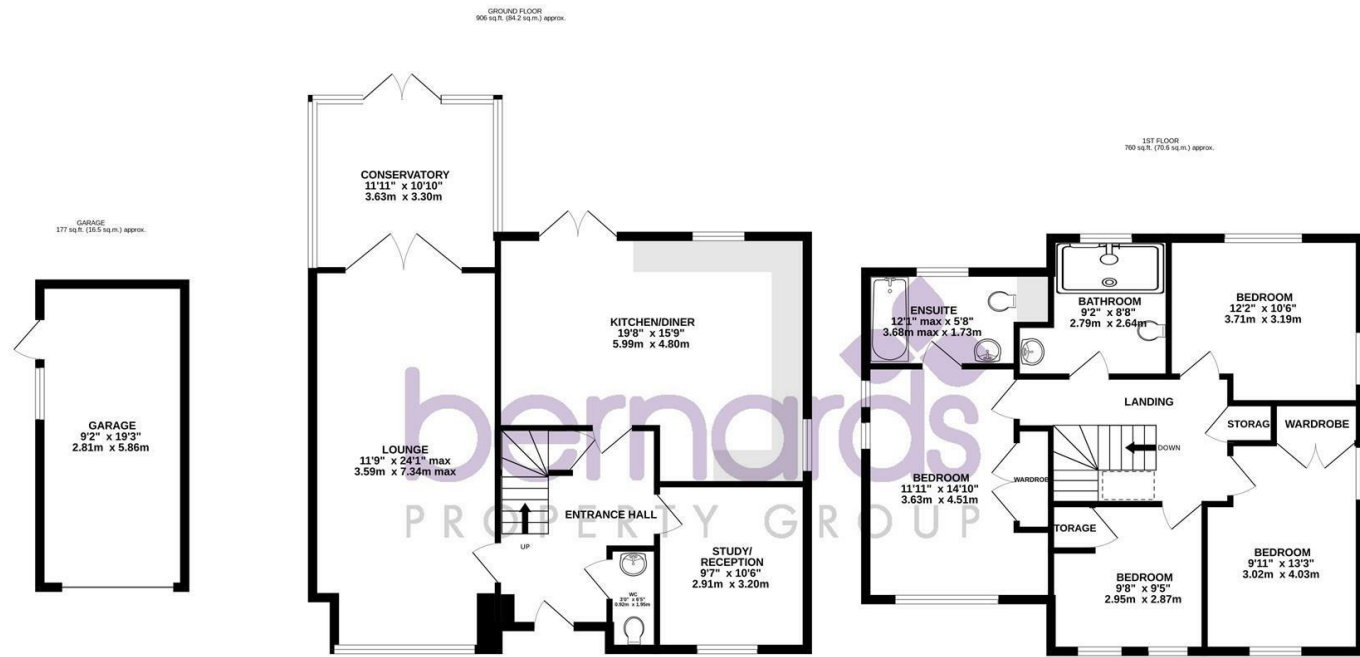


FOR SALE

Guide Price £650,000

Charity View, Fareham PO17 5NG

bernards THE ESTATE AGENTS



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. Made with Metropix ©2025



4 bedrooms, 2 bathrooms, 3 reception rooms

HIGHLIGHTS

- FOUR BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 1,843 SQ FT OF ACCOMMODATION
- FOUR VERSATILE RECEPTION ROOMS
- STUNNING PRIVATE REAR GARDEN
- LOCATED AT THE END OF A PRIVATE ROAD
- DETACHED GARAGE WITH ADDITIONAL STORAGE POTENTIAL
- CHARACTERFUL LOG BURNER IN MAIN LIVING AREA
- HIGHLY SOUGHT-AFTER KNOWLE VILLAGE LOCATION
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- EXCELLENT BALANCE OF PRIVACY AND ACCESSIBILITY

A RARE OPPORTUNITY TO ACQUIRE A STUNNING DETACHED FAMILY HOME IN A PRIVATE, SECLUDED SETTING WITHIN KNOWLE VILLAGE

Bernards are delighted to welcome to the market this exceptional four-bedroom detached residence, perfectly positioned within the highly sought-after Charity View area of Knowle, Fareham. Tucked away at the end of a private road, this impressive home offers a fantastic balance of luxury, space, and privacy—ideal for growing families or those seeking a more peaceful lifestyle.

Spanning approximately 1,843 sq ft, the property offers generous and versatile living space. Upon entering, you are greeted by a welcoming hallway leading to three well-proportioned reception rooms, offering flexibility for modern living—whether that's a formal lounge, dining space, or home office. The main living area is a standout feature, complete with a charming log burner that creates a warm and inviting focal point.

The kitchen and adjoining spaces provide excellent

flow for both everyday living and entertaining, with views over the beautifully maintained garden. The outdoor space is a real highlight—private, well-sized, and perfect for families or hosting guests.

Upstairs, the property continues to impress with four spacious bedrooms and two well-appointed bathrooms, ensuring practicality for busy households.

Externally, the home benefits from ample off-road parking for multiple vehicles, along with a detached garage offering additional storage or workshop potential.

Knowle Village remains one of the most desirable locations in the area, offering a blend of countryside charm and convenience, with easy access to Fareham, Wickham, and major transport links.

This is a rare opportunity to secure a substantial home in a prime, tucked-away position—early viewing is strongly advised.

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



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



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

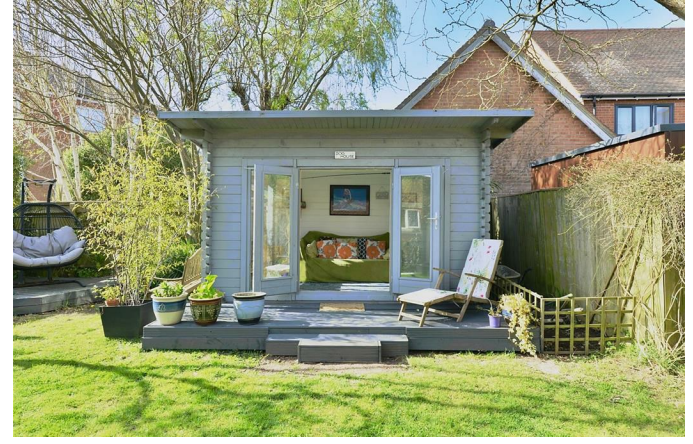
your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

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. 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. 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			
(92-100) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	



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