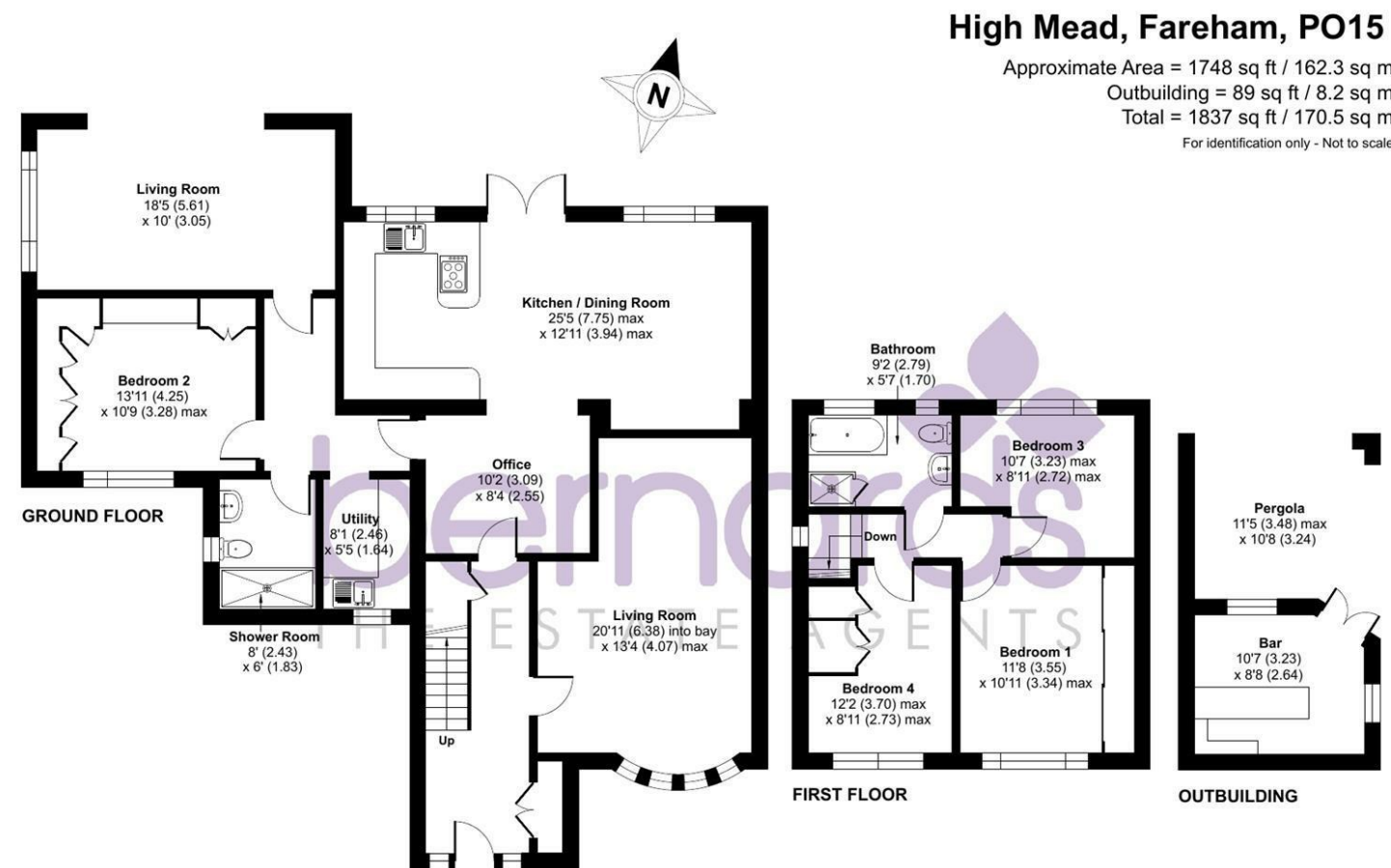




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1482663



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



Guide Price £450,000

High Mead, Fareham PO15 6BN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- APPROX. 1,837 SQ FT OF ACCOMMODATION INCLUDING OUTBUILDING
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR FAMILY BATHROOM
- PARKING FOR FIVE OR MORE VEHICLES
- PRIVATE SIDE & REAR GARDENS WITH MINIMAL OVERLOOKING PROPERTIES
- IMPRESSIVE PERGOLA & GARDEN BAR
- SELF-CONTAINED GROUND FLOOR ANNEXE
- CENTRAL FAREHAM LOCATION
- SURROUND BY LOCAL AMENITIES, GREAT TRANSPORT LINKS + LOCAL SCHOOLS
- IDEAL FOR MULTI-GENERATIONAL LIVING

• BOOK YOUR VIEWING TODAY !

IMPRESSIVE FOUR-BEDROOM FAMILY HOME WITH SELF-CONTAINED ANNEXE - STUNNING GARDEN BAR - PRIVATE GARDEN WITH PERGOLA & PARKING FOR MULTIPLE VEHICLES

Bernards are delighted to present to the market this substantial and highly versatile four-bedroom semi-detached family home, occupying an impressive plot in the sought-after High Mead area of Fareham. Extending to approximately 1,837 sq ft including the garden bar, this unique home benefits from a self-contained ground floor annexe, exceptional entertaining space and beautifully private gardens.

From the moment you arrive, the scale of the property is immediately apparent. A generous frontage provides off-road parking for at least five vehicles, whilst the impressive footprint and flexible accommodation ensure the home can adapt to a wide range of family requirements.

The heart of the home is the stunning open-plan kitchen/dining room, a bright and sociable space designed for modern living. French doors open

directly onto the garden, seamlessly connecting indoor and outdoor living. Complementing this is a substantial bay-fronted living room and a separate office, ideal for those working from home.

A standout feature is the self-contained ground floor annexe, currently utilised by the owners and comprising a living room, double bedroom, shower room and utility area. This versatile arrangement is ideal for extended family, independent relatives or older children.

The first floor offers three further bedrooms and a family bathroom, providing well-balanced accommodation throughout.

Externally, the property truly comes into its own. The side and rear gardens enjoy an exceptional degree of privacy with minimal overlooking properties. Designed with entertaining in mind, the garden boasts a superb pergola seating area and dedicated garden bar, creating the perfect setting for summer gatherings and evenings with friends.

Offering a remarkable blend of space and flexibility in this fantastic individual family home !

Call today to arrange a viewing  
01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
20'11" x 13'4" (6.38 x 4.07)  
**KITCHEN/DINING ROOM**  
25'5" x 12'11" (7.75 x 3.94)

**OFFICE**  
10'1" x 8'4" (3.09 x 2.56)

**UTILITY ROOM**  
8'0" x 5'4" (2.46 x 1.64)

**SHOWER ROOM**  
7'11" x 6'0" (2.43 x 1.83)

**BEDROOM TWO**  
13'11" x 10'9" (4.25 x 3.28)

**SECOND LIVING ROOM**  
18'4" x 10'0" (5.61 x 3.05)

**BEDROOM ONE**  
11'7" x 10'11" (3.55 x 3.34)

**BEDROOM THREE**  
10'7" x 8'11" (3.23 x 2.72)

**BEDROOM FOUR**  
12'1" x 8'11" (3.70 x 2.73)

**BATHROOM**  
8'10" x 5'6" (2.70 x 1.70)

**BAR**  
10'7" x 8'7" (3.23 x 2.64)

**PERGOLA**  
11'5" x 10'7" (3.48 x 3.24)

**COUNCIL TAX BAND C**

**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.

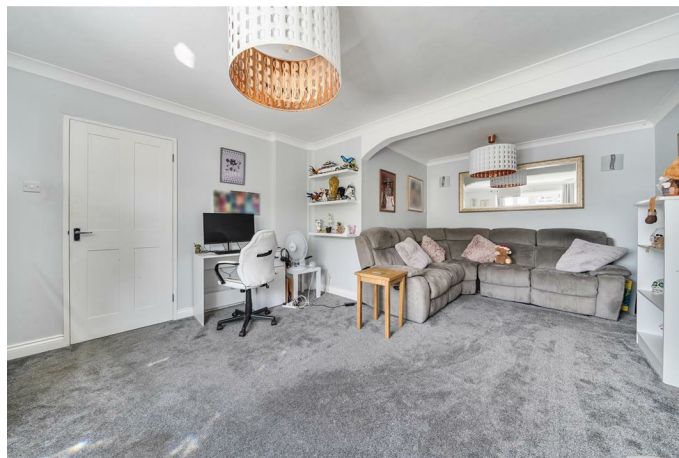
## SOLICITORS

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 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 |         |           |
| EU Directive 2002/91/EC                     | 74      | 79        |
| England & Wales                             |         |           |



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