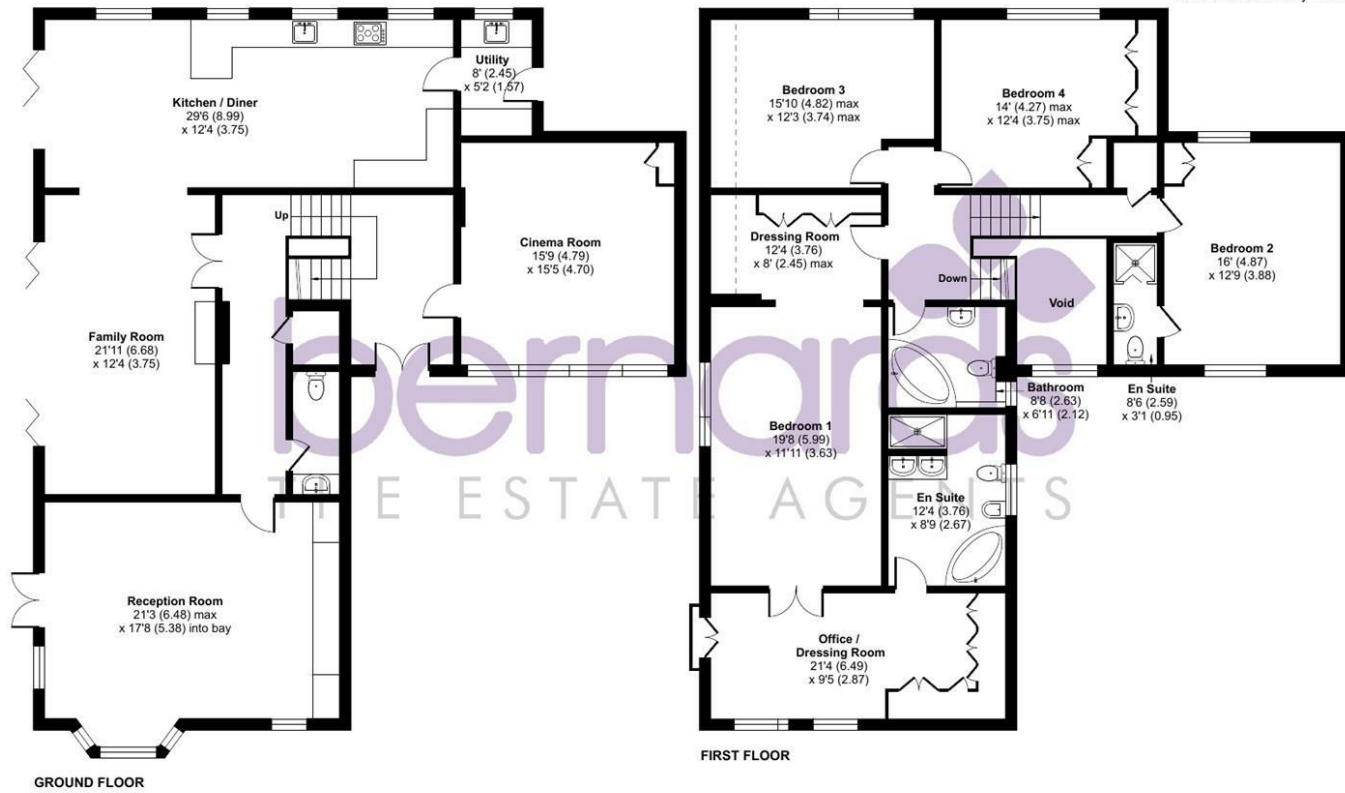




Denotes restricted head height

Wallington Orchard, Riverside Avenue, Fareham, PO16

Approximate Area = 3037 sq ft / 282.1 sq m (excludes void)
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Total = 3073 sq ft / 285.4 sq m
For identification only - Not to scale

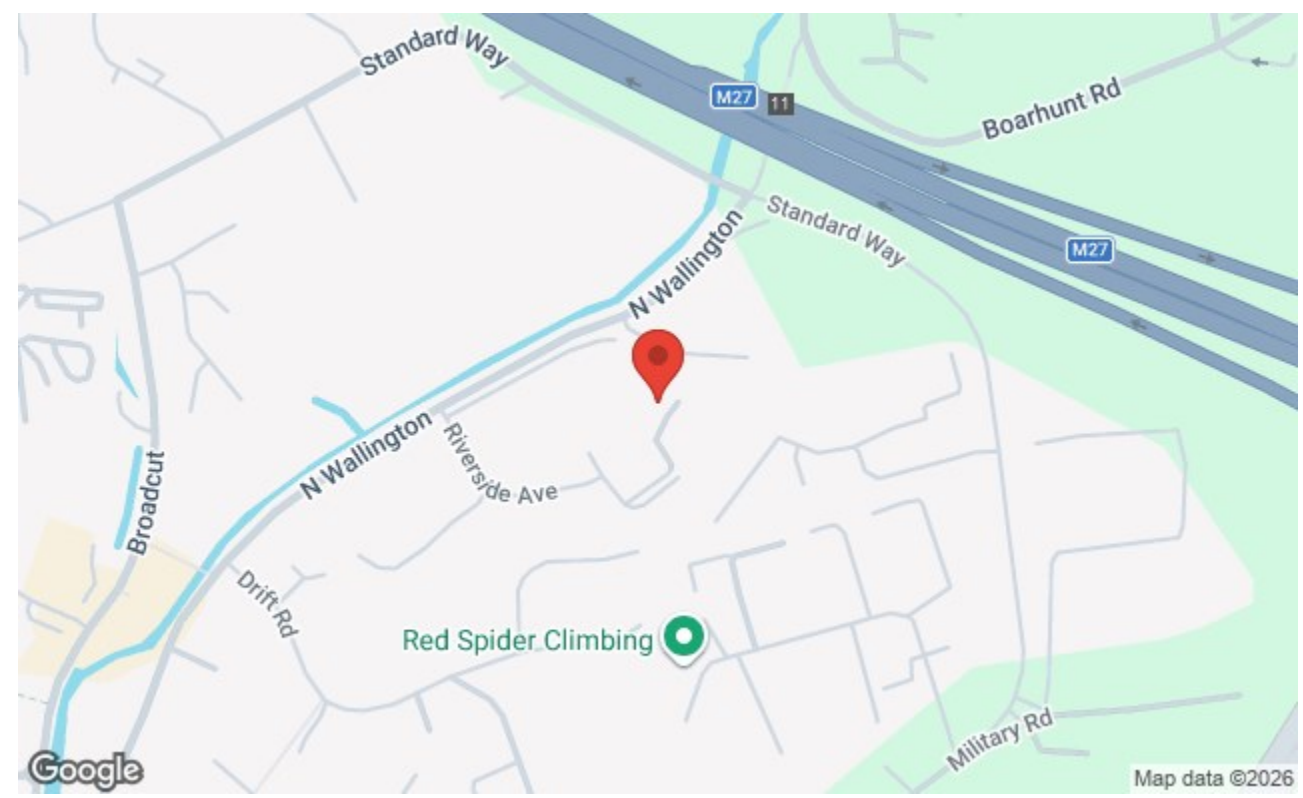


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1358918



Guide Price £925,000

Wallington Orchard, Riverside Avenue, Fareham PO16 8US



4 Bedrooms 3 Bathrooms 3 Living Areas

HIGHLIGHTS

- SUBSTANTIAL DETACHED HOUSE
- TWO ENSUITES AND BATHROOM
- KITCHEN/DINER AND UTILITY ROOM
- RECEPTION ROOM AND FAMILY ROOM
- CINEMA ROOM, WITH UNDERFLOOR HEATING
- BEAUTIFUL WRAP AROUND GARDEN
- GATED DEVELOPMENT, COUNTRYSIDE VIEWS
- SOUGHT AFTER WALLINGTON VILLAGE LOCATION
- SUBSTANTIAL PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES

Gated Development | Parking for Multiple Vehicles

Nestled within the highly desirable Wallington, Fareham, this impressive detached residence offers the ideal blend of space, comfort, and privacy—perfectly suited for modern family living. Located in the heart of Wallington Village, this home provides a rare opportunity to secure a spacious property in a prestigious gated community.

Set across a generous 3,073 sq. ft., the home features:

Four spacious double bedrooms, including two with en-suite bathrooms

A further family bathroom, ensuring comfort and convenience for all

A stylish kitchen/diner with adjoining utility room, ideal for family life and entertaining

Three versatile reception spaces, including a formal living room, a family room, and a dedicated cinema

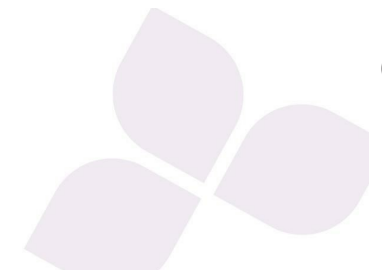
room—perfect for movie nights or entertaining guests

Outside, the property continues to impress with a beautiful wrap-around mature garden, offering a private and tranquil setting for outdoor living. The extensive driveway provides off-road parking for multiple vehicles, a rare and valuable feature in such a well-regarded location.

This home presents an exceptional opportunity for buyers seeking space, style, and location in one outstanding package.

This home on Riverside Avenue is more than just a property—it's a lifestyle choice offering comfort, flexibility, and space to grow. Early viewing is highly recommended.

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



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



PROPERTY INFORMATION

CINEMA ROOM

15'8" * 15'5" (4.79 * 4.70)

KITCHEN/DINER

29'5" * 12'3" (8.99 * 3.75)

UTILITY ROOM

8'0" * 5'1" (2.45 * 1.57)

FAMILY ROOM

21'10" * 12'3" (6.68 * 3.75)

RECEPTION ROOM

21'3" * 17'7" (6.48 * 5.38)

BEDROOM ONE

19'7" * 11'10" (5.99 * 3.63)

OFFICE/DRESSING ROOM

21'3" * 9'4" (6.49 * 2.87)

DRESSING ROOM

12'4" * 8'0" (3.76 * 2.45)

ENSUITE TO BEDROOM ONE

12'4" * 8'9" (3.76 * 2.67)

BEDROOM TWO

15'11" * 12'8" (4.87 * 3.88)

ENSUITE TO BEDROOM TWO

8'5" * 3'1" (2.59 * 0.95)

BEDROOM THREE

15'9" * 12'3" (4.82 * 3.74)

BEDROOM FOUR

14'0" * 12'3" (4.27 * 3.75)

BATHROOM

8'7" * 6'11" (2.63 * 2.12)

COUNCIL TAX BAND G

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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