

Guide Price £475,000

Boundary Walk, Fareham PO17  
5NQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- OUTSTANDING FOUR BEDROOM TOWNHOUSE
- APPROX. 1,700 SQ FT OF ACCOMMODATION
- BESPOKE GERMAN KITCHEN WITH GRANITE WORKTOPS
- UNDERFLOOR HEATING TO GROUND FLOOR
- THREE BATHROOMS INCLUDING TWO LUXURY EN-SUITES
- SUPERB PLOT WITH PRIVATE WRAP-AROUND GARDEN
- DRIVEWAY PARKING & EV CHARGING POINT
- LARGE GARAGE WITH ELECTRIC DOOR & UTILITY AREA
- HIGH SPECIFICATION THROUGHOUT
- HIGHLY SOUGHT-AFTER KNOWLE VILLAGE LOCATION

### PREMIUM LISTING – STUNNING FOUR BEDROOM TOWNHOUSE IN KNOWLE VILLAGE

Bernards are delighted to bring to the market this simply breathtaking four-bedroom townhouse, located in the highly sought-after Boundary Walk, Knowle Village.

Offering approximately 1,700 sq ft, positioned on a corner-style plot with a private wrap-around garden, this home has been beautifully upgraded throughout by the current owners, creating one of the finest homes of its type.

### GROUND FLOOR – BESPOKE & BEAUTIFULLY DESIGNED

The property welcomes you with a versatile reception room, ideal as a home office, fifth bedroom or playroom, alongside a stylish downstairs W.C.

To the rear is the standout re-designed German kitchen, complete with granite worktops, floor-to-ceiling units and integrated appliances. Finished with feature tiling, a Range Master cooker, Quooker hot tap, and underfloor heating, this space is both practical and impressive.

The adjoining dining area flows seamlessly, creating an ideal space for family living and entertaining.

### FIRST FLOOR – COMFORT & STYLE

A well-proportioned 15ft living room provides a warm and inviting space with views over the garden.

Across the landing is an en-suite bedroom with fitted wardrobes, Venetian shutters, and a modern upgraded en-suite. A large storage cupboard adds convenience.

### TOP FLOOR – LUXURY FINISHES

The top floor offers three further bedrooms and a stylish family bathroom.

Bedrooms three and four are well-sized, while the principal bedroom suite benefits from built-in storage, dual windows and a high-quality en-suite.

### OUTSIDE – A COMPLETE PACKAGE

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# PROPERTY INFORMATION

## KITCHEN/BREAKFAST ROOM

15'10" x 11'9" (4.85 x 3.59)

## DINING ROOM

10'8" x 8'7" (3.26 x 2.63)

## STUDY

9'6" x 8'7" (2.90 x 2.62)

## W/C

6'5" x 2'6" (1.97 x 0.77)

## LOUNGE

15'10" x 14'7" (4.84 x 4.46)

## BEDROOM TWO

16'2" x 9'7" (4.94 x 2.94)

## ENSUITE TO BEDROOM TWO

7'4" x 6'5" (2.26 x 1.98)

## BEDROOM ONE

15'10" x 12'11" (4.83 x 3.69)

## ENSUITE TO BEDROOM ONE

8'7" x 4'3" (2.64 x 1.32)

## BEDROOM THREE

13'3" x 8'8" (4.05 x 2.66)

## BEDROOM FOUR

9'10" x 6'9" (3.00 x 2.08)

## SHOWER ROOM

9'0" x 5'2" (2.75 x 1.59)

## 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 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



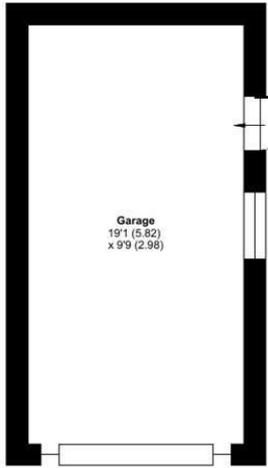
# Boundary Walk, Knowle, Fareham, PO17

Approximate Area = 1560 sq ft / 144.9 sq m

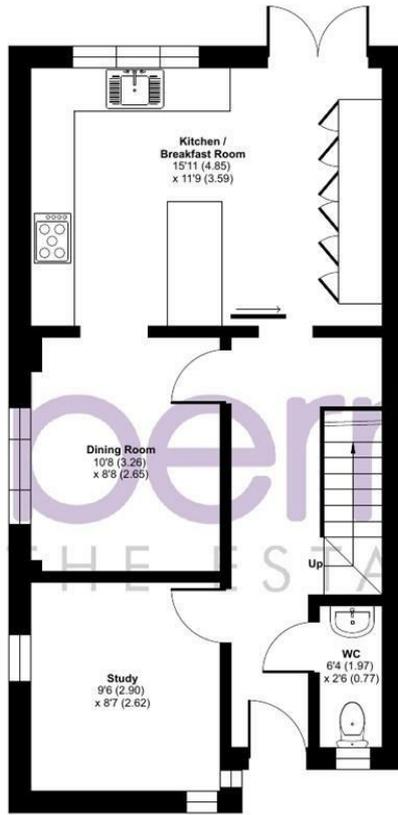
Garage = 187 sq ft / 17.3 sq m

Total = 1747 sq ft / 162.2 sq m

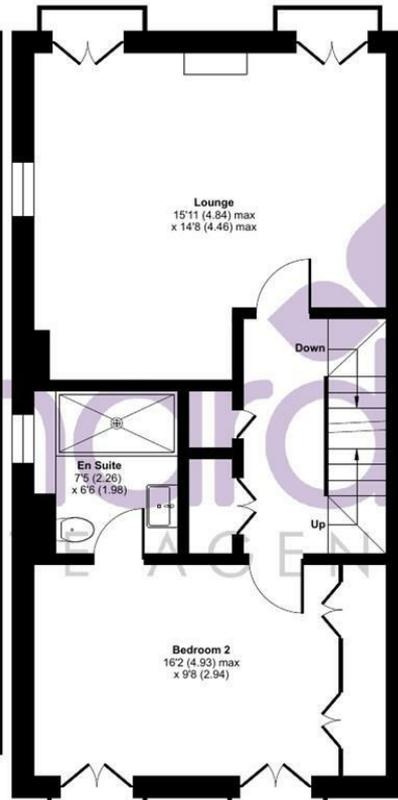
For identification only - Not to scale



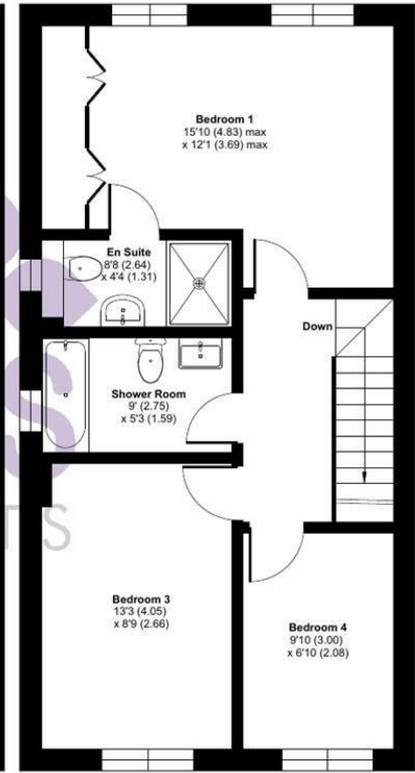
Garage  
19'1 (5.82)  
x 9'9 (2.98)



GROUND FLOOR

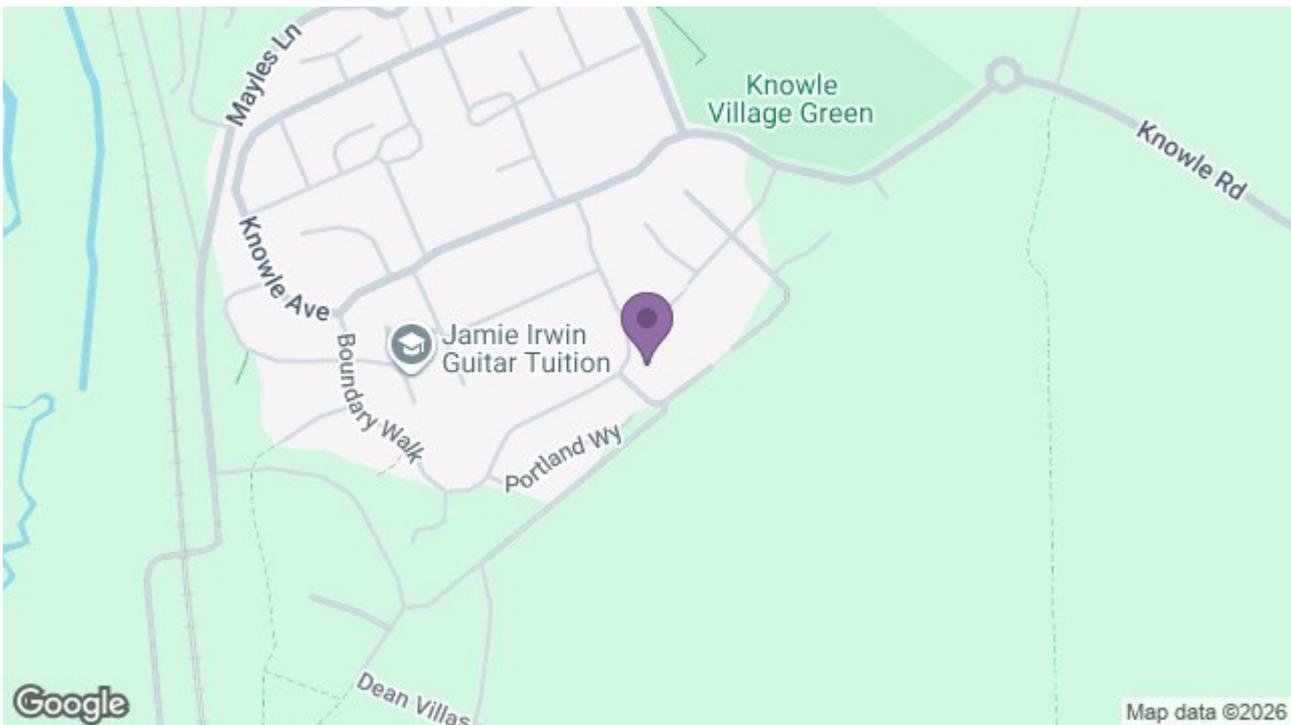


FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1431480



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