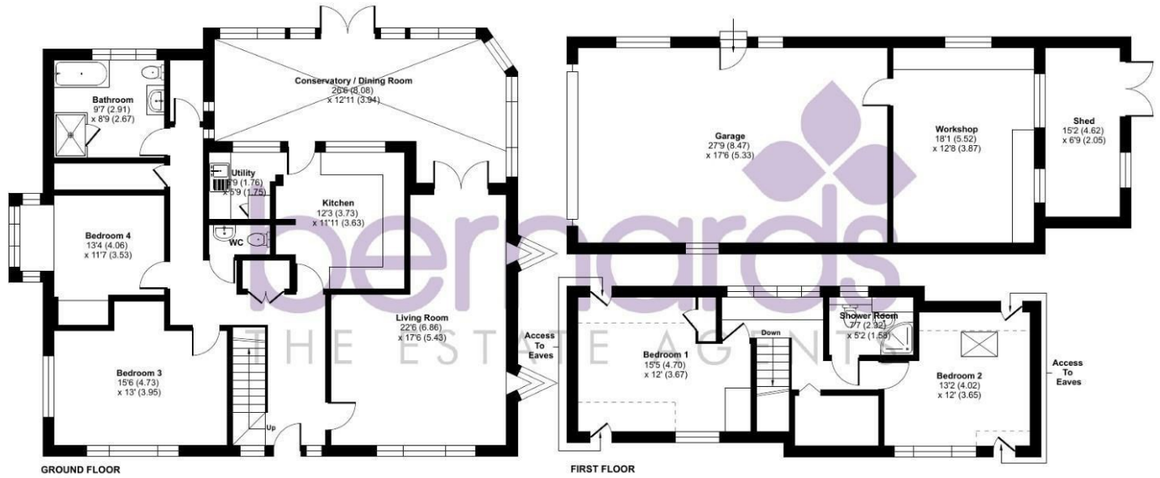
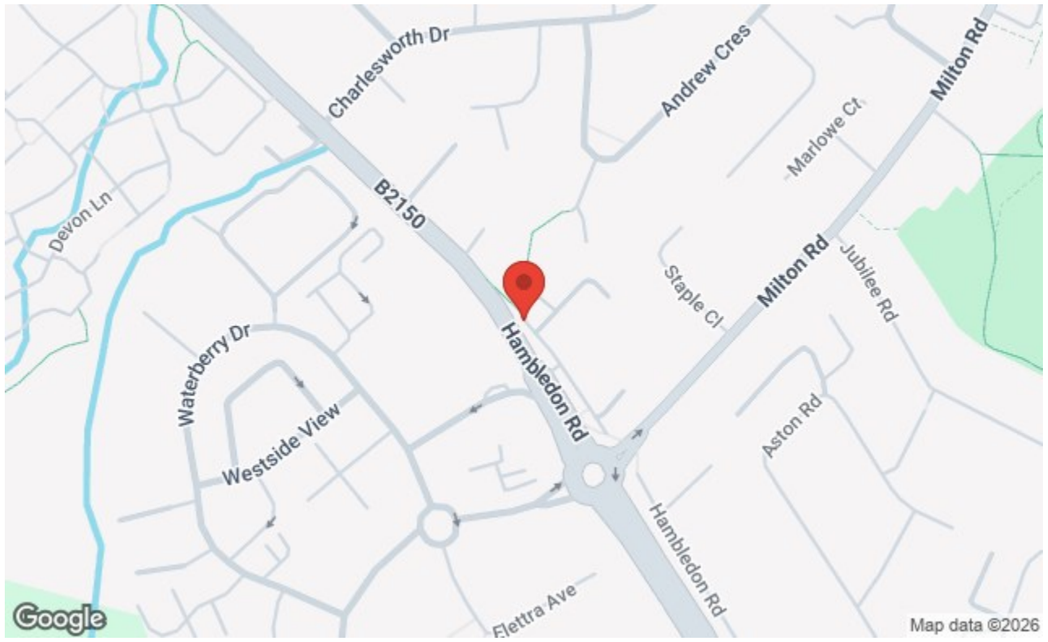
Hambledon Road, Waterlooville, PO7

Approximate Area = 1901 sq ft / 176.6 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage / Workshop = 717 sq ft / 66.6 sq m
Outbuilding = 102 sq ft / 9.4 sq m
Total = 2791 sq ft / 259.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1406450



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Guide Price £850,000

Hambledon Road, Waterlooville PO7 6UP

bernards THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- PRIVATE ROAD LOCATION
- 1900 SQ FT OF LIVING
- LARGE LIVING ROOM
- CONSERVATORY/DINING ROOM
- FOUR BEDROOMS
- FLEXIBLE ACCOMMODATION
- AMPLE PARKING
- DOUBLE GARAGE
- ATTACHED WORKSHOP
- GREAT TRANSPORT LINKS

Situated on Hambledon Road in Waterlooville, this charming detached property offers a delightful blend of comfort and space. Tucked away down a private road, the property boasts ample parking, ensuring convenience for you and your guests.

As you enter, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation and entertaining. The heart of the home is the well-appointed kitchen, which seamlessly connects to a large conservatory that spans the rear of the garden, providing an abundance of natural light and a lovely view of the mature garden, complete with a tranquil pond.

This versatile property features three bedrooms, with the option of a fourth, currently utilised as a dining room. The ground floor also includes a family bathroom, making it ideal for families or guests. Ascend to the first floor, where you will find two additional bedrooms and a modern shower room, offering privacy and comfort.

A standout feature of this property is the impressive detached double garage, which includes a workshop at the back, providing nearly 800 square feet of space for hobbies or additional storage.

This truly remarkable home is a rare find, combining spacious living areas with a peaceful outdoor setting. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
22'6" x 17'9" (6.86 x 5.43)

KITCHEN
12'2" x 11'10" (3.73 x 3.63)

CONSERVATORY
26'6" x 12'11" (8.08 x 3.94)

UTILITY
5'9" x 5'8" (1.76 x 1.75)

BATHROOM
9'6" x 8'9" (2.91 x 2.67)

BEDROOM ONE
15'5" x 12'0" (4.70 x 3.67)

BEDROOM TWO
13'2" x 11'11" (4.02 x 3.65)

BEDROOM THREE
15'6" x 12'11" (4.73 x 3.95)

BEDROOM FOUR/DINING ROOM
13'3" x 11'6" (4.06 x 3.53)

SHOWER ROOM
7'7" x 5'2" (2.32 x 1.58)

DOUBLE GARAGE
27'9" x 17'5" (8.47 x 5.33)

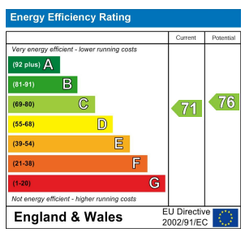
WORKSHOP
18'1" x 12'8" (5.52 x 3.87)

SHED
15'1" x 6'8" (4.62 x 2.05)

ANTI MONEY LAUNDERING
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 OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
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.



Scan here to see all our properties for sale and rent

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk