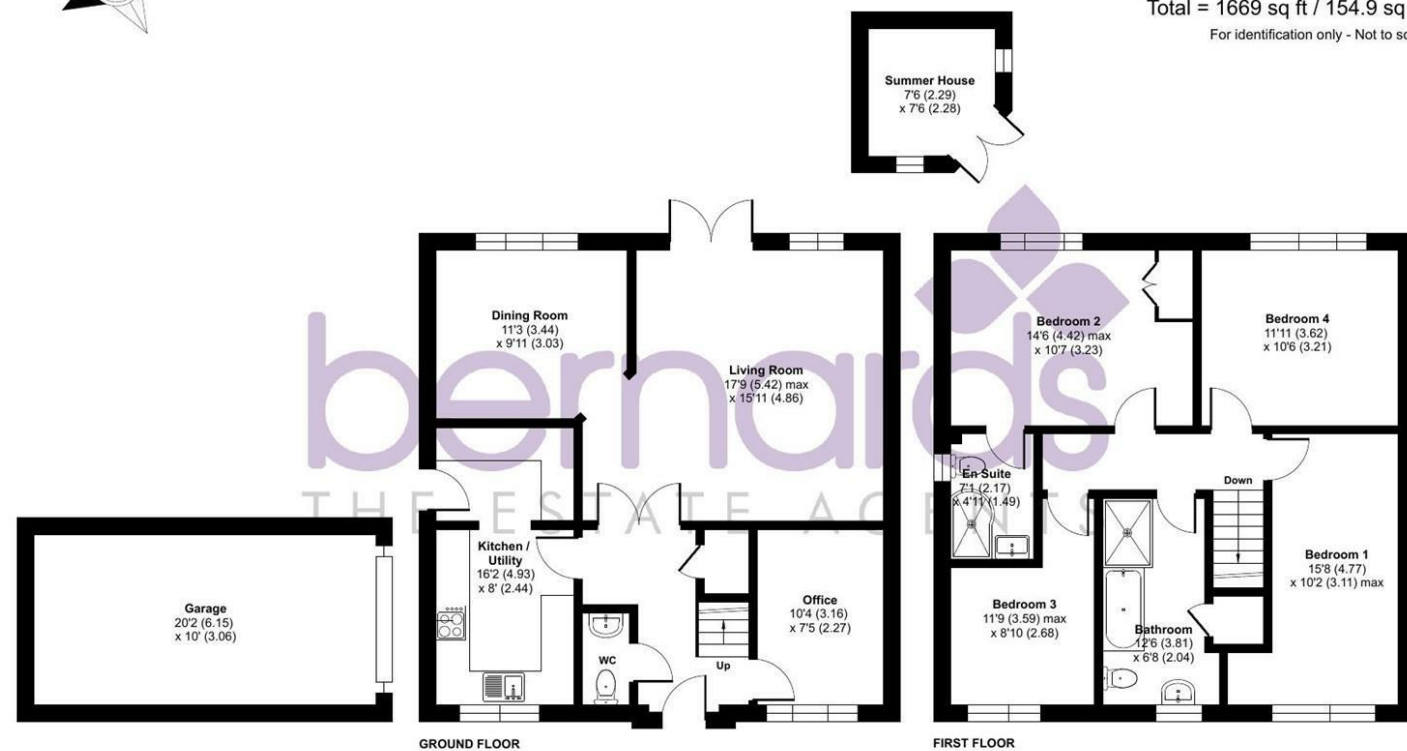


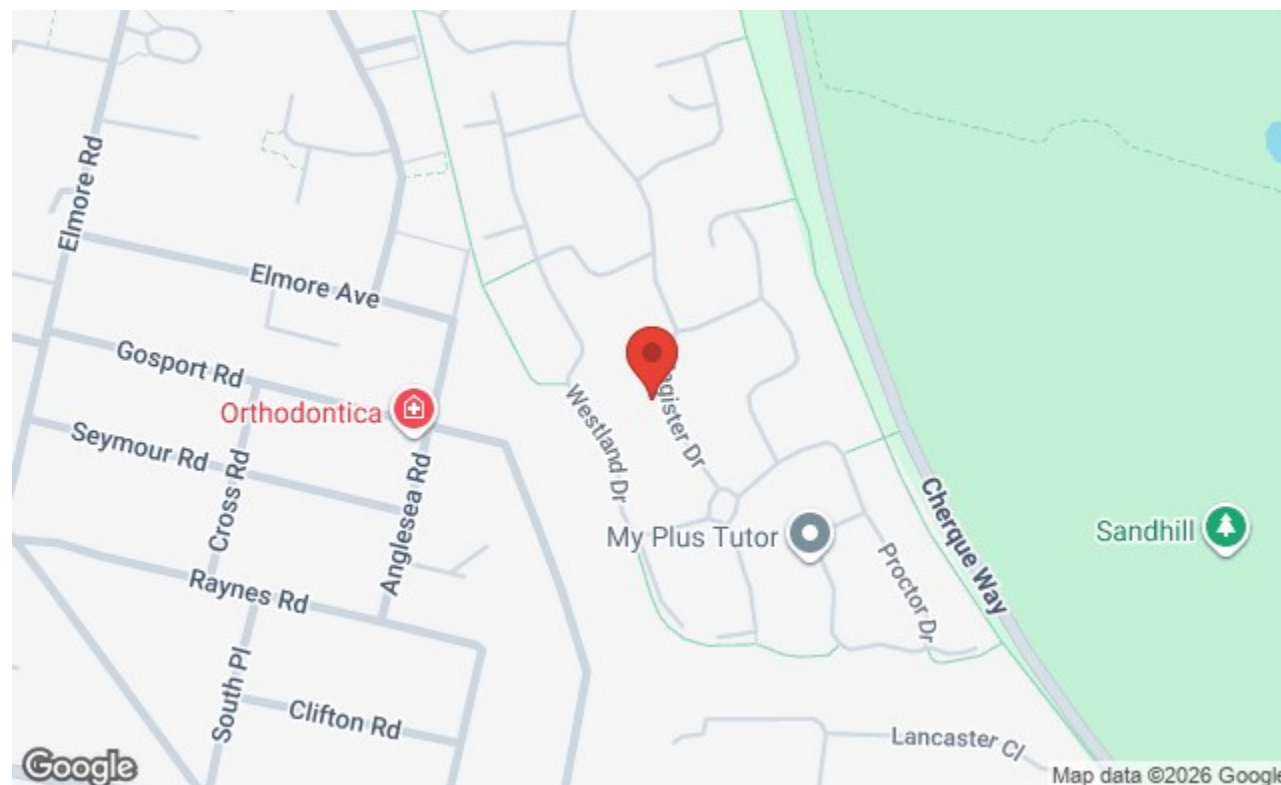


Magister Drive, Lee-on-the-Solent, PO13

Approximate Area = 1414 sq ft / 131.3 sq m
 Garage = 203 sq ft / 18.8 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 1669 sq ft / 154.9 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). © nchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1521574



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Offers Over £525,000

Magister Drive, Lee-On-The-Solent PO13 8GE

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HIGHLIGHTS

- 4 bedroom detached family home
- Popular Cherque Farm location
- Bay House School catchment
- Close to Alver Valley Country Park and seafront
- New kitchen installed 2022
- New gas boiler installed 2026 with Hive controls
- Replacement double glazing
- Study and separate dining room
- Refitted master ensuite circa 2024
- Side driveway and garage with power and lighting

IMPROVED BY THE CURRENT OWNERS – A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME

A very well-presented four-bedroom detached house, situated in the popular Cherque Farm area of Lee-on-the-Solent. The property is ideally positioned close to the Alver Valley Country Park and the seafront, while also falling within the highly regarded Bay House School catchment area.

The current owners have made a number of improvements, creating a comfortable and modern family home that is ready to move into.

The accommodation comprises an entrance hall with downstairs WC, study and a spacious living room featuring a recently installed fireplace, approximately 18 months old, with views over the rear garden. There is also a separate dining room and a Wren kitchen fitted in 2022, with a range of integrated Bosch appliances, under-unit lighting and floor-level lighting.

Upstairs are four good-sized bedrooms, with the master bedroom benefiting from a refitted en-suite shower room, completed circa 2024. There is also a family bathroom with a separate shower cubicle.

Further benefits include replacement double glazing and gas central heating, with a new boiler installed in 2026 and controlled via Hive smart heating controls.

Externally, the property benefits from a side driveway providing off-road parking and access to the garage, which has both power and lighting. The rear garden has been improved with replacement fencing and features a lawned area, patio, shed and a powered summerhouse, providing an ideal space for working from home, hobbies or entertaining. The existing hot tub is also available by separate negotiation.

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PROPERTY INFORMATION

ENTRANCE HALLWAY DOWNSTAIRS WC

OFFICE/STUDY
10'4" x 7'5" (3.16 x 2.27)

KITCHEN
16'2" x 8'0" (4.93 x 2.44)

DINING ROOM
11'3" x 9'11" (3.44 x 3.03)

LIVING ROOM
17'9" x 15'11" (5.42 x 4.86)

FIRST FLOOR LANDING

BEDROOM 1
15'7" x 10'2" (4.77 x 3.11)

BEDROOM 2
14'6" x 10'7" (4.42 x 3.23)

ENSUITE
7'1" x 4'10" (2.17 x 1.49)

BEDROOM 3
11'9" x 8'9" (3.59 x 2.68)

BEDROOM 4
11'10" x 10'6" (3.62 x 3.21)

BATHROOM
12'5" x 8'9" (3.81 x 2.68)

OUTSIDE

ENCLOSED REAR GARDEN

SUMMER HOUSE
7'6" x 7'5" (2.29 x 2.28)

DRIVEWAY

GARAGE
20'2" x 10'0" (6.15 x 3.06)

FREEHOLD - COUNCIL TAX BAND F

FINANCIAL SERVICES

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!

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

BUYER VERIFICATION

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.

RECOMMENDED 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. We 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.

DISCLAIMER 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, have 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		
England & Wales		

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