



Park View
Hoads Hill
Wickham
PO17 5BX



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

PARK VIEW

PRICE GUIDE: £649,950

The Property

Park View is an older style semi-detached house built in 1926 standing in a good sized plot of 0.4 acres on the outskirts of Wickham Village. It has the benefit of a two storey extension, constructed in 2010, to now provide good sized family accommodation. Currently the large garden incorporates a small paddock and a stable. There are far reaching views of the countryside to the rear. Viewing is very highly recommended.

- * **OUTSKIRTS OF WICKHAM VILLAGE** *
- * **VIEWS OVER COUNTRYSIDE** *
- * **0.4 ACRE PLOT (STS) *PADDOCK* STABLE** *
- * **SPACIOUS KITCHEN/BREAKFAST ROOM** *
- * **TWO RECEPTION ROOMS***
- * **THREE/FOUR BEDROOMS*TWO BATHROOMS***
- * **OFF ROAD PARKING* GARAGE** *

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by, with easy access to the M27 motorway network.

Directions

Turn left out of Wickham Square and proceed to the roundabout. Turn right in the direction of Fareham and the property is half way up the hill on the right hand side where indicated by our For Sale Board.

ACCOMMODATION Front door opening to:

ENTRANCE HALL Staircase to first floor, built in cupboard, wall mounted gas boiler* servicing central heating* and hot water system*, doors opening to:

SITTING ROOM Double glazed window to front, fireplace surround with fitted gas coal effect fire*, radiator.

KITCHEN/BREAKFAST ROOM Double glazed window to side, double glazed door to side, fitted with a range of wall and base units with work surfaces over, double bowl sink unit with waste disposal unit* and cupboard below, breakfast bar, space for American style fridge/freezer, built in oven*, microwave/combi oven*, induction hob* with extractor over*, plumbing for dishwasher, contemporary radiator, opening to:

DINING ROOM Part pitched roof with velux windows, double glazed casement doors opening onto garden, door to lobby, opening to:

LIVING ROOM Double glazed windows to side and rear overlooking garden, radiator.

LOBBY Radiator, door opening to:

CLOAKROOM Double glazed window to front, low level w.c., wash hand basin with tiled splashback, plumbing for washing machine.

FIRST FLOOR

LANDING Doors opening to:

BATHROOM Double glazed window to front, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, cupboard, ladder style radiator.

BEDROOM TWO Double glazed window to front with views of countryside, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden and countryside beyond, radiator.

BEDROOM FOUR/STUDY Double glazed window to side, radiator, door opening to:

BEDROOM ONE Double glazed window to rear overlooking garden and countryside beyond, loft hatch, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to front, suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., partially tiled walls, ladder style radiator.

OUTSIDE

The property is approached via a tarmac driveway offering ample parking.

The **FRONT GARDEN** has hedging to each side and an area of lawn. A pathway leads to the side of the property to the **GARAGE** 24'2 x 10'5, with up and over door.

The good sized **REAR GARDEN** has a paved patio area, mainly laid to lawn. **PAGODA** with pitched tile roof, (currently housing a hot tub). A gate at the end of the garden opens onto the **PADDOCK** which is post and railed fenced. There is a **STABLE** 12' x 5'9 and a **SHED** 10'10 x 6'9. The total plot is approximately 0.4 acres*.

TENURE: Freehold

SERVICES: All main services.

LOCAL AUTHORITY: Winchester Council

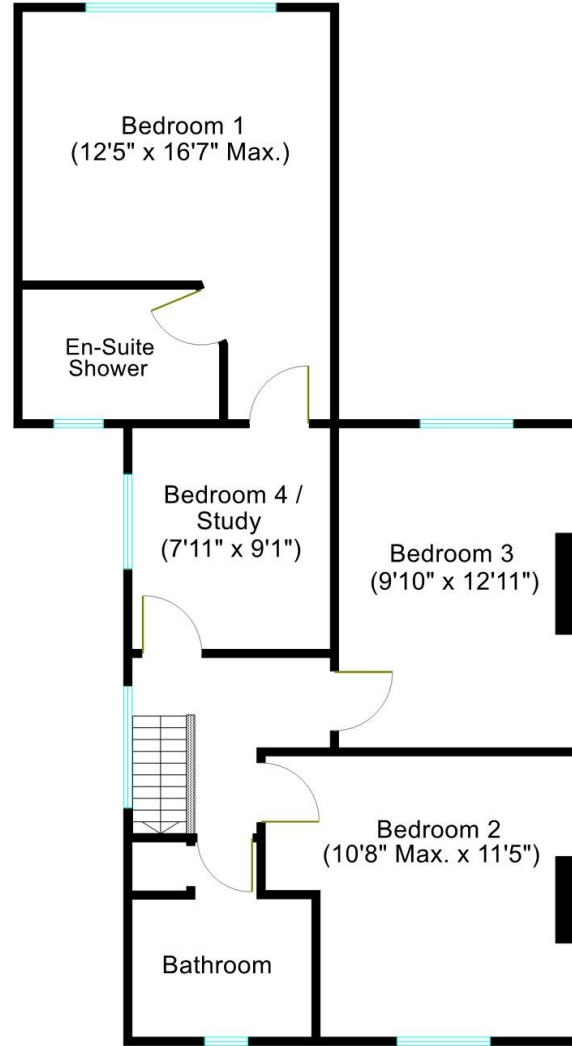
COUNCIL TAX BAND: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.

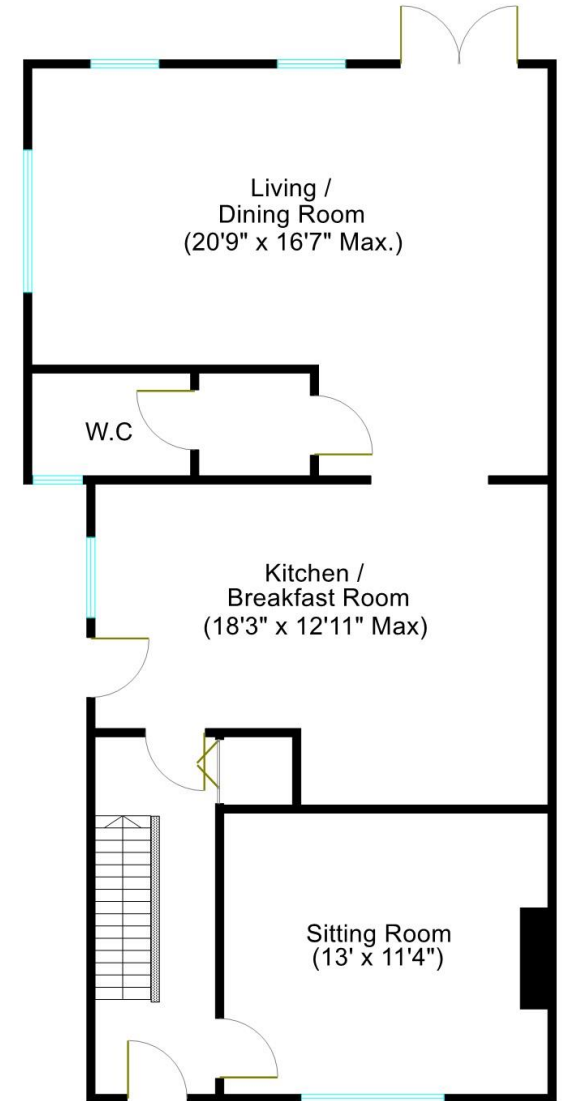
All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.

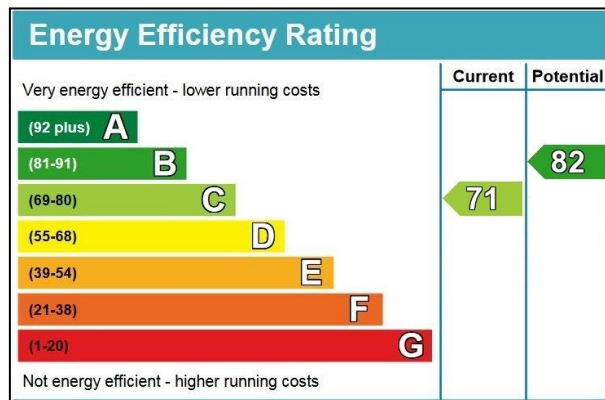




First Floor



Ground Floor



**Total approx. internal floor area = 1,435.7 sq ft/ 133.4 sqm
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

