



1 Lower House Cottages
Winchester Road
Wickham
PO17 5ER



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1 LOWER HOUSE COTTAGES

PRICE GUIDE: £564,975

The Property

1 Lower House Cottages has undergone an extensive and sympathetic refurbishment programme over the last year, completed to a very high standard. This delightful character cottage has a wealth of exposed historic, oak beams and original fireplaces. It stands in the heart of Wickham village, almost opposite the historic square. Viewing is very highly recommended.

- * **REFURBISHED CHARACTER COTTAGE***
- * **LIVING ROOM * DINING ROOM ***
- * **KITCHEN* UTILITY/LARDER* CELLAR***
- * **FOUR BEDROOMS * THREE BATHROOMS***
- * **DETACHED 2-STOREY OUTBUILDING***
- * **GARDEN *THREE PARKING SPACES ***
- * **VILLAGE LOCATION*NO FORWARD CHAIN***

The Location

Wickham is an historic village at the southern end of the Meon Valley which offers all local amenities. The larger centres of Fareham and Hedge End are close by with both having easy access to the M27 motorway network.

Directions

Leave Wickham Square turning right onto the Winchester Road, the property can be found on the left hand side a short distance after the traffic lights. The vehicular access is via Wykeham Court, to the parking at the rear of the property.

ACCOMMODATION

Front door, opening to:

DINING ROOM Double glazed window to front, exposed ceiling beams, feature brick fireplace with stone hearth, storage cupboard, meter cupboard, engineered oak flooring, radiator, doors opening to kitchen and living room.

LIVING ROOM Double glazed windows to front, exposed ceiling beams, Inglenook fireplace with stone hearth and fitted woodburning stove*, engineered oak flooring, radiators, doors opening to dining room and kitchen.

KITCHEN Double glazed window to rear, exposed ceiling beams, fitted with a range base units with beautiful oak work surfaces over, traditional twin butler sink with cupboard below, partially tiled walls, built in electric cooker*, five ring gas hob* with extractor over*, integrated slimline dishwasher*, space for refrigerator, washing machine and tumble dryer, door to **UTILITY/LARDER** with double glazed window to rear, sand stone flooring, return staircase to first floor, radiator, double glazed door opening onto rear garden, door opening to:

BATHROOM Double glazed window to rear, exposed ceiling beams, suite comprising ball and claw freestanding bath, wash hand basin, high level w.c., cupboard housing gas boiler* servicing central heating* and hot water system*, sand stone flooring, ornate towel rail radiator.

CELLAR Accessed via hatch in kitchen.

FIRST FLOOR

LANDING Double glazed window to rear, staircase to second floor, storage cupboard, snug area, doors opening to:

BEDROOM ONE Double glazed window to front, exposed ceiling beams, cast iron fireplace, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to rear, tiled shower cubicle, vanity unit wash hand basin, low level w.c., towel radiator.

BEDROOM TWO Double glazed window to front, exposed ceiling beams, cast iron fireplace, radiator.

SHOWER ROOM Double glazed window to rear, suite comprising tiled shower cubicle, wash hand basin, low level w.c., towel radiator.

SECOND FLOOR

LANDING Double glazed window to rear, exposed wall beams, storage cupboard, doors opening to:

BEDROOM THREE Double glazed window to side, conservation style Velux window to rear, exposed wall beams, skilling ceilings, radiator.

BEDROOM FOUR Conservation style Velux windows to rear, exposed wall beams, skilling ceilings, radiator.

OUTSIDE

The enclosed rear garden is mainly paved in sand stone and has a small lawned area. Pedestrian gate leading to three

PARKING SPACES.

OUTBUILDING The internal area to include the first floor is approximately 425.7 sq ft/ 39.5 sqm. Entered from the garden via double glazed French doors. The ground floor has double glazed windows to side, electric heater*, staircase to the first floor with skilling ceilings, conservation style Velux windows to side and electric heater*. A fantastic addition, this building has been fitted out to current building regulations and has been provided with all incoming services and drainage to make it your home office/ Annexe/ Holiday Accommodation/ Social or family space.

SERVICES: All main services.

TENURE: Freehold

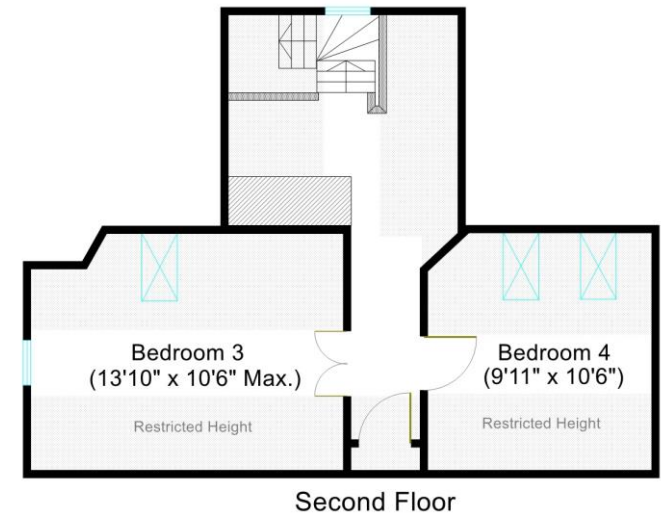
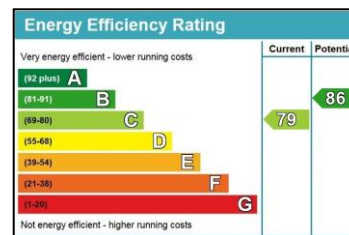
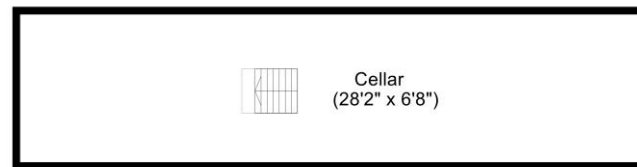
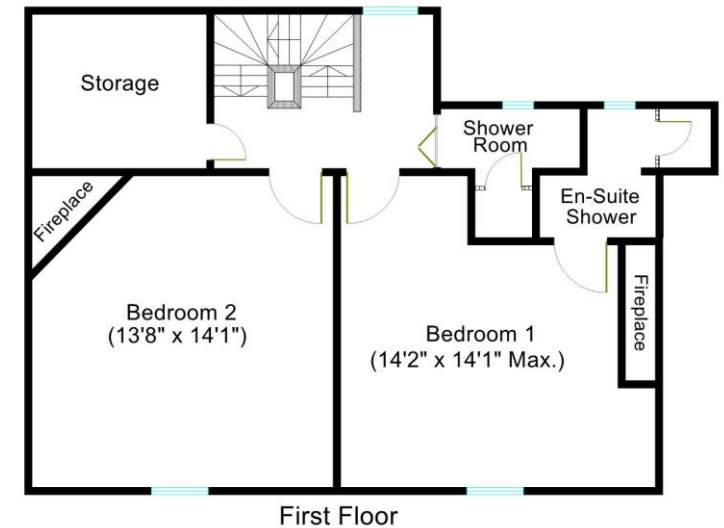
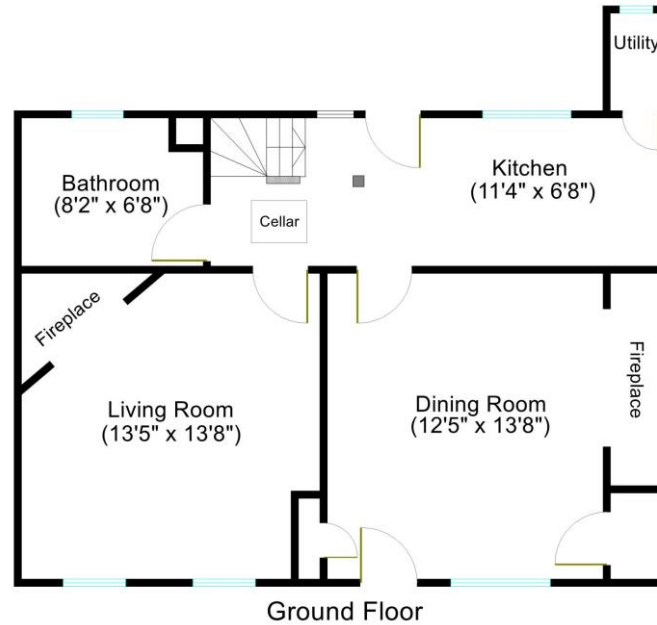
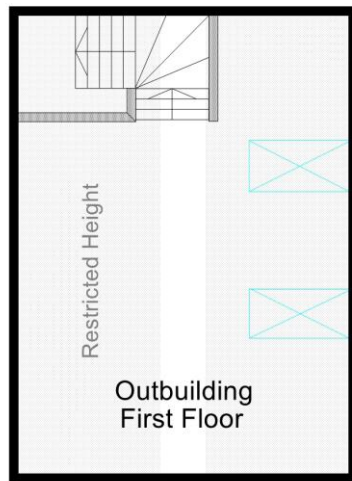
LOCAL AUTHORITY: Winchester City Council.

COUNCIL TAX BAND: D

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.

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



Total Approx. internal floor area = 1,344.6 sq ft /124.6 sqm
Outbuilding = 425.7 sq ft/ 39.5 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.

