



White Horse Cottage
South Hill
Droxford
SO32 3PB



BYRNE
RUNCIMAN

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WHITE HORSE COTTAGE

PRICE GUIDE: £625,000

The Property

An extended end of terrace house in the heart of the popular semi rural village of Droxford at the Southern end of the Meon Valley. The village has an excellent primary school, shop, Post Office and two public houses. White Horse Cottage has spacious accommodation to include three reception rooms, kitchen/breakfast room, four bedrooms, two bathrooms, garage and an attractive enclosed rear garden. Viewing is very highly recommended.

- * **LOUNGE *FAMILY ROOM*DINING ROOM***
- * **KITCHEN/BREAKFAST ROOM***
- * **FOUR BEDROOMS * TWO BATHROOMS***
- * **ATTRACTIVE REAR GARDEN ***
- * **GARAGE *VILLAGE LOCATION ***

The Location

Droxford is a popular semi-rural village at the southern end of the Meon Valley and surrounded by beautiful countryside. The historic village of Wickham is close by which offers all local amenities and larger towns of Fareham and Hedge End are nearby with easy access to the M27 motorway network.

Directions

Leave Wickham Square by the church and head north on the A32. After approximately 5 miles you will enter the village of Droxford and the property can be found on the left hand side of South Hill just before Police Station Lane.

ACCOMMODATION

Front door, opening to:

ENTRANCE PORCH Radiator, door opening to:

LOUNGE Double glazed window to front, fireplace, radiator, door opening to:

DINING ROOM Double glazed window to rear overlooking garden, radiator, door opening to:

KITCHEN/BREAKFAST ROOM Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboards below, partially tiled walls, built in electric oven*, hob* with extractor over*, integrated steam oven*, space for fridge/freezer, plumbing for dish washer and washing machine, radiator, door opening to:

FAMILY ROOM Double glazed casement doors opening onto garden, radiator, door opening to:

HALLWAY Staircase to first floor, oil boiler* servicing central heating* and hot water system*, Door to side, door opening to:

CLOAKROOM Low level w.c., wash hand basin.

FIRST FLOOR

LANDING Airing cupboard, storage cupboard, doors opening to:

BEDROOM ONE Double glazed window to rear with views of countryside, radiator, door to:

ENSUITE SHOWER ROOM Velux window to front, tiled shower cubicle, wash hand basin, low level w.c., ladder style radiator.

BEDROOM TWO Double glazed window to front, loft hatch, radiator.

BEDROOM THREE Double glazed window to rear with views of countryside, radiator.

BEDROOM FOUR Double glazed window to front, radiator.

BATHROOM Double glazed windows to rear, suite comprising panelled bath, wet room style shower with large drencher head, pedestal wash hand basin, low level w.c., fully tiled walls and floor, ladder style radiator.

OUTSIDE

The **FRONT GARDEN** has an area of lawn, some shrubs and a pathway to the front door, hardstanding for parking, pedestrian access to side of property. The enclosed **REAR GARDEN** which is mainly laid to lawn, has a paved patio area and numerous shrubs and borders, pedestrian gate to the rear.

GARAGE Which is the left hand one, the block of garages are accessed down the side of the adjoining properties over a gravelled driveway.

SERVICES: Mains electricity and water supply, private drainage system*.

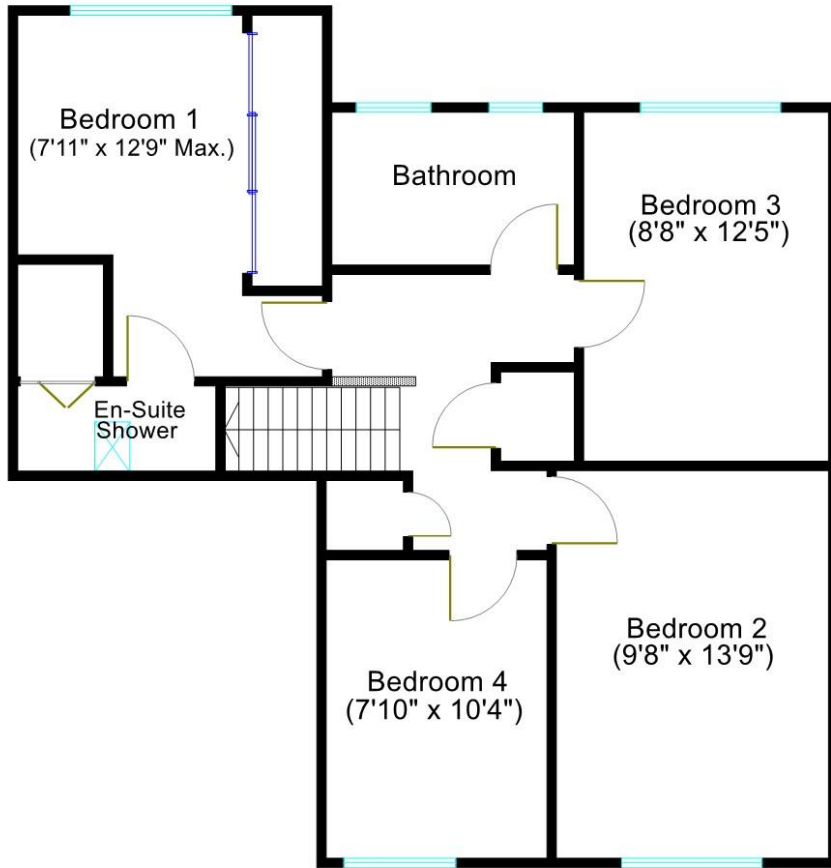
TENURE: Freehold

LOCAL AUTHORITY: Winchester City Council

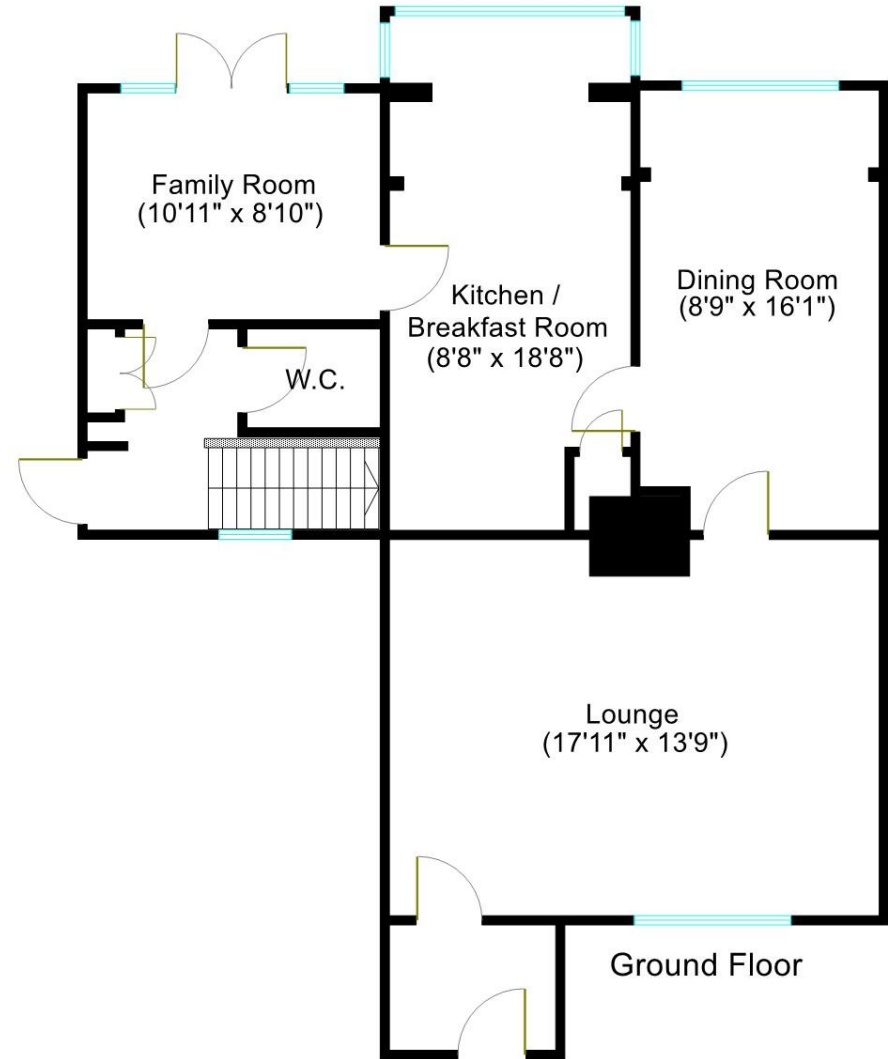
COUNCIL TAX BAND: E

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.*

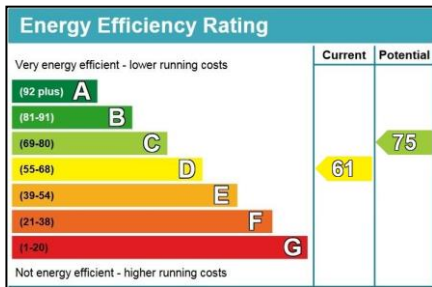
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



First Floor



Ground Floor



**Total Approx. internal floor area = 1,391.8 sq ft / 129.3 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.

