



25 Grindall Field  
Wickham  
Hampshire  
PO17 6FF



**BYRNE  
RUNCIMAN**

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## 25 GRINDALL FIELD

**PRICE GUIDE: £645,000**

### The Property

A brand new house constructed by Croudace Homes on the charming Wykeham Vale development just a short distance from the historic Wickham Square and all local amenities. No 25 is in a prime location overlooking the Glebe Field with St Nicholas church beyond. This spacious family home is appointed to a high standard and is well presented throughout so viewing is very highly recommended.

- \* **VILLAGE LOCATION\***
- \* **NO ONWARD CHAIN\***
- \* **LIVING ROOM\* DINING ROOM\***
- \* **KITCHEN/BREAKFAST/FAMILY ROOM\***
- \* **FOUR BEDROOMS \* THREE BATHROOMS \***
- \* **ENCLOSED GARDEN\* DETACHED GARAGE\***
- \* **OVERLOOKING THE GLEBE FIELD TO FRONT\***

### The Location

The historical village of Wickham is at the southern end of the Meon Valley and offers a full range of local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network.

### Directions

Turn left out of Wickham Square and at the roundabout by Shell garage go straight across. Turn first left and proceed to the end and no 25 is on the corner opposite the Glebe field.

### ACCOMMODATION

**CANOPY PORCH** Front door opening to:

**ENTRANCE HALL** Staircase to first floor, under stairs cupboard, doors opening to:

**CLOAKROOM** Contemporary wash hand basin with tiled splashback and cupboard below, low level w.c., radiator.

**LIVING ROOM** Double glazed window to front overlooking the Glebe field, double glazed casement doors opening onto garden, radiator.

**DINING ROOM** Double glazed window overlooking the Glebe field, double glazed bay window to side, radiator.

**KITCHEN/BREAKFAST/FAMILY ROOM** Double glazed bay window to side, double glazed window to rear, fitted with an extensive range of wall and base units with work surfaces over, inset one and a half bowl sink unit with cupboard below, built in AEG oven\*, induction hob\* with extractor over\*, integrated fridge/ freezer\*, washing machine\*, dishwasher\*, radiators, double glazed casement doors opening onto garden.

### FIRST FLOOR

**LANDING** Double glazed window to rear, loft hatch, airing cupboard, radiator, doors opening to:

**BEDROOM ONE** Double glazed window to front overlooking the Glebe field, range of built in wardrobes, radiator, door opening to:

**ENSUITE SHOWER ROOM** Double glazed window to front, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., ladder style radiator.

**BEDROOM TWO** Double glazed window to rear, radiator, door opening to:

**ENSUITE SHOWER ROOM** Double glazed window to side, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., ladder style radiator

**BEDROOM THREE** Double glazed window to front overlooking the Glebe field, radiator.

**BEDROOM FOUR** Double glazed window to rear, radiator.

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

### OUTSIDE

The property is approached via wrought iron gates opening onto the driveway and parking and leading to the

**DETACHED GARAGE** with up and over door, pedestrian door to garden.

A pedestrian gate on the driveway opens on to the

**REAR GARDEN** which is enclosed by walls and fencing, paved patio area and mainly laid to lawn.

**Tenure:** Freehold.

**Services:** All main services.

**Local Authority:** Winchester District Council.

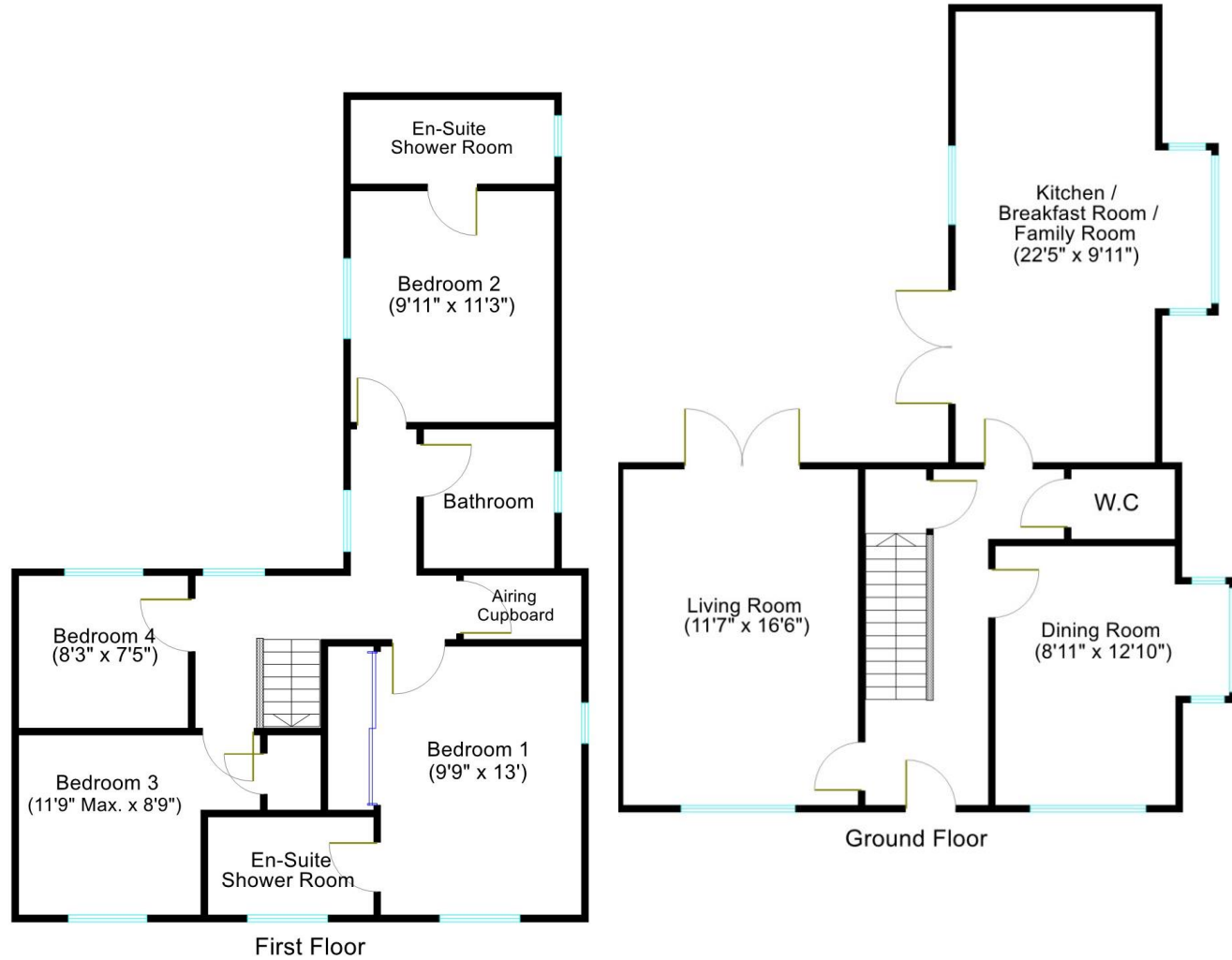
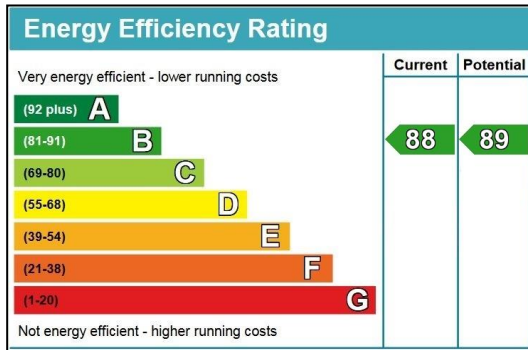
**Council Tax Band:** D

**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 only.

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





**Total Approx. internal floor area = 1,370.4sq ft / 127.3 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.

