



8 Barley Fields  
High Street  
Shirrell Heath  
SO32 2JX

**BR** BYRNE  
RUNCIMAN

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## 8 BARLEY FIELDS

### PRICE GUIDE: £950,000

#### The Property

This modern spacious five bedroom family home was constructed in 2005 and extended in 2012. It stands in an attractive good sized garden of approximately 0.4 acres which backs onto fields in a popular semi-rural location. The property benefits from refitted kitchen and bathrooms done to a high specification. It also has a detached barn style double garage and offers ample parking. A rare opportunity to acquire a very well presented throughout property so viewing is highly recommended.

- \* **POPULAR SEMI-RURAL LOCATION\***
- \* **NO ONWARD CHAIN\* 0.4 ACRES\***
- \* **LOUNGE\* STUDY\* PLAY/FAMILY ROOM\***
- \* **KITCHEN/BREAKFAST/DINING ROOM\***
- \* **FIVE BEDROOMS \* THREE BATHROOMS \***
- \* **REAR GARDEN BACKING ONTO FIELDS \***
- \* **DOUBLE GARAGE\* OFF ROAD PARKING\***

#### The Location

Shirrell Heath is a semi rural village close to the historic village of Wickham which offers all local amenities. Fareham and Hedge End are nearby with easy access to the M27 motorway network.

#### Directions

Turn right out of Wickham Square and proceed past the left hand fork to Botley then turn first right where signposted Shirrell Heath. Proceed into the village and 8 Barley Fields can be found on the left hand side.

#### ACCOMMODATION

**CANOPY PORCH** Double glazed front door opening to:  
**ENTRANCE HALL** Double glazed windows to front, staircase to first floor, under stairs cupboard, engineered oak flooring, doors opening to:  
**CLOAKROOM** Contemporary wash hand basin with drawer below, low level w.c., fully tiled walls, tiled floor, radiator.  
**STUDY** Double glazed window to front, radiator.  
**FAMILY/PLAY ROOM** Double glazed window to side, radiator.  
**LIVING ROOM** Fireplace recess with fitted wood burning stove\*, engineered oak flooring, radiator, bi-fold doors opening to:  
**CONSERVATORY** Double glazed windows to rear and sides, pitched roof, engineered oak flooring, radiator, double glazed casement doors to side.  
**DINING ROOM** Bi-fold doors opening onto patio, tiled floor, radiators, door opening to utility room, opening to:  
**KITCHEN/BREAKFAST ROOM** Double glazed window to front, fitted with an extensive range of wall and base units with quartz work surfaces over, inset sink unit with cupboard below, fitted twin Bosch ovens\*, steam oven\*, microwave\*, six ring gas hob\*, two integrated fridge/freezers\*, two dishwashers\*, breakfast bar, tiled floor, radiator, door to walk in **LARDER**.  
**UTILITY ROOM** Double glazed windows to side, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, cupboard housing gas boiler\* servicing central heating\* and hot water system\*, pressurised water cylinder, Kinetico water filter\*, plumbing for washing machine, double glazed stable door opening onto patio.

#### FIRST FLOOR

**LANDING** Loft hatch, airing cupboard, doors opening to:  
**BEDROOM ONE** Double glazed window to rear overlooking garden and countryside, radiator, doors opening to:  
**DRESSING ROOM** Double glazed windows to front and rear  
**ENSUITE BATHROOM** Double glazed window to side, suite comprising tiled panelled bath, tiled shower cubicle, contemporary wash hand basin with cupboard below, low level w.c., fully tiled walls, tiled floor, ladder style radiator.

**BEDROOM TWO** Double glazed window to rear overlooking garden and countryside, radiator, door opening to:  
**ENSUITE SHOWER ROOM** Double glazed window to side, suite comprising tiled shower cubicle, contemporary wash hand basin with cupboard below, low level w.c., fully tiled walls, tiled floor, ladder style radiator.  
**BEDROOM THREE** Double glazed windows to front overlooking countryside, built in wardrobe, radiator.  
**BEDROOM FOUR** Double glazed window to front overlooking countryside, radiator.  
**BEDROOM FIVE** Double glazed window to side, radiator.  
**BATHROOM** Double glazed window to side, suite comprising tiled panelled bath, tiled shower cubicle, contemporary wash hand basin with cupboard below, low level w.c., fully tiled walls, ladder style radiator.

#### OUTSIDE

The property is approached via a five bar gate onto parking area. The **FRONT GARDEN** has an area of lawn, shrubs and borders. The driveway continues to the side opening onto a further parking area to the barn style **DOUBLE GARAGE** 20'6 x 20'2, twin electric shutter doors\*, double glazed windows to rear, power and light connected, pedestrian door to side. The attractive **REAR GARDEN** has a paved patio area with steps to the lawn, shrubs and borders, vegetable garden. There are two further enclosed gardens, one with a summerhouse, and both backing onto fields. The total plot is approximately 0.4 acres\*.

**Tenure:** Freehold.

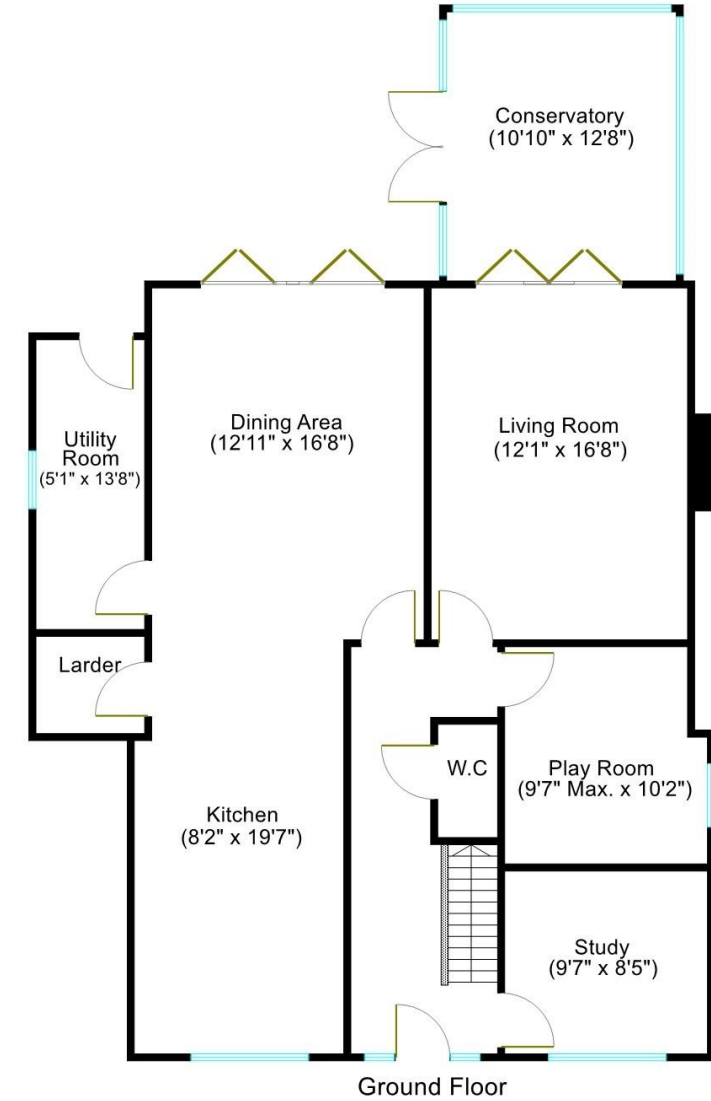
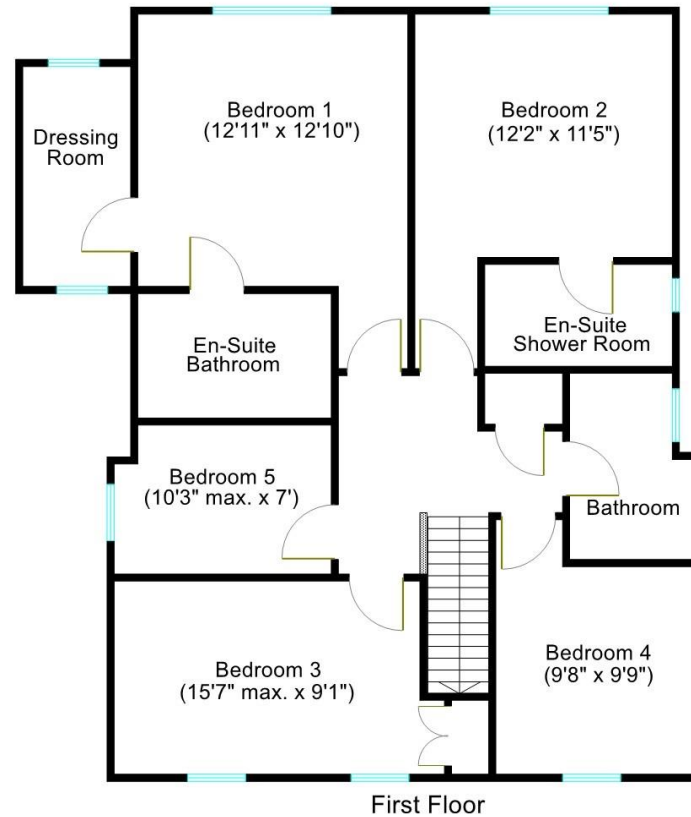
**Services:** All main services.

**Local Authority:** Winchester District Council.

**Council Tax Band:** F

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Total Approx. internal floor area = 2,154.9 sq ft / 200.2 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:

- 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.
- 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.
- These particulars do not constitute any part of an offer or contract.



