



1 Meadow View  
Church Road  
Shedfield  
SO32 2HY

**BR** BYRNE  
RUNCIMAN

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

## 1 MEADOW VIEW

**PRICE GUIDE: £795,000**

### The Property

No 1 Meadow View is a spacious detached house standing in an attractive good sized garden of approximately 0.25 acres. Located in a tucked away position in the popular semi-rural village of Shedfield and close to the church. It benefits from three reception rooms, kitchen, conservatory, four bedrooms and two bathrooms. A well presented property so viewing is very highly recommended.

- \* **NO ONWARD CHAIN\***
- \* **LOUNGE\* DINING ROOM\* STUDY\***
- \* **KITCHEN\* CONSERVATORY\***
- \* **FOUR BEDROOMS \* TWO BATHROOMS\***
- \* **ATTRACTIVE GARDEN \* 0.25 ACRES\***
- \* **GARAGE\* TWO CARPORTS\***
- \* **POPULAR LOCATION\***

### The Location

Shedfield is approximately two miles from the historical village of Wickham, at the southern end of the Meon Valley, which offers a full range of local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network and railway station.

### Directions

Turn right out of Wickham Square, proceed for about a mile and after the lefthand fork to Botley turn left at the crossroads into Church Road then immediately right.

### ACCOMMODATION

**OPEN FRONTED PORCH** Front door opening to:

**ENTRANCE HALL** Staircase to first floor, under stairs cupboard, internal door to garage, radiator, panelled doors opening to:

**CLOAKROOM** Wash hand basin, low level w.c., radiator.

**LOUNGE** Double glazed windows to sides, double glazed bay window to front, feature fireplace surround with fitted gas coal effect fire\*, radiators.

**STUDY** Double glazed window to side overlooking garden, radiator.

**DINING ROOM** Double glazed bay window to side overlooking garden, casement door opening onto patio, radiator.

**KITCHEN** 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, waste disposal unit\*, water softening unit\*, built in electric oven\*, electric hob\* with extractor over\*, partially tiled walls, integrated fridge/ freezer\*, dishwasher\*, radiator, square arch opening to:

**CONSERVATORY** Double glazed windows to rear and sides overlooking garden, pitched roof, double glazed door and casement doors opening onto garden.

### FIRST FLOOR

**LANDING** Velux window to front, range of built in cupboards, airing cupboard, loft hatch, radiator, panelled doors opening to:

**BEDROOM ONE** Triple glazed window to front, range of built in wardrobes, radiator, door opening to:

**ENSUITE SHOWER ROOM** Triple glazed window to side, suite comprising tiled shower cubicle, twin pedestal wash hand basins, low level w.c., half tiled walls, radiator.

**BEDROOM TWO** Triple glazed window to rear overlooking garden, built in wardrobes, radiator.

**BEDROOM THREE** Triple glazed window to side, built in wardrobe, radiator.

**BEDROOM FOUR** Triple glazed window to rear overlooking garden, built in wardrobe, radiator.

**BATHROOM** Triple glazed window to side, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

### OUTSIDE

The property is approached via a driveway and leading to: **ATTACHED GARAGE** with up and over door, power and light connected, internal door to entrance hall, gas boiler\* servicing central heating\* and hot water system\*, plumbing for washing machine, pedestrian door to garden. To the side of the property is a five bar gate opening to an extensive brick paviour driveway offering parking and leading to **TWO CARPORTS** and **WORKSHOP** The attractive well stocked **GARDEN** is on three sides and is mainly laid to lawn, paved patio area, numerous shrubs, borders and trees, further shingles patio area, attractive **SUMMERHOUSE** with power and light connected. The total plot is approximately 0.25 acres\*.

**Tenure:** Freehold.

**Services:** All main services. Solar panels for hot water\*.

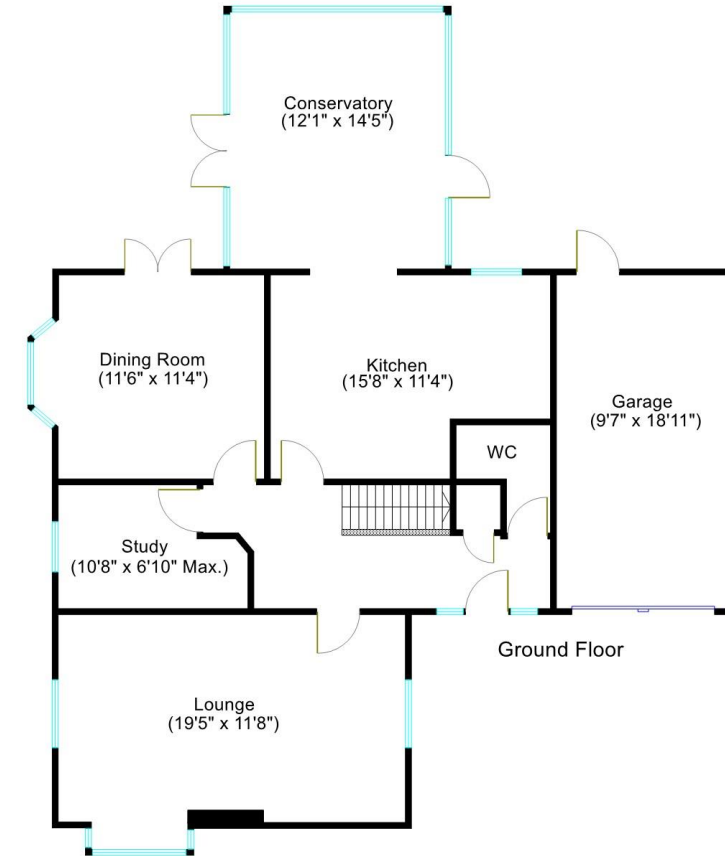
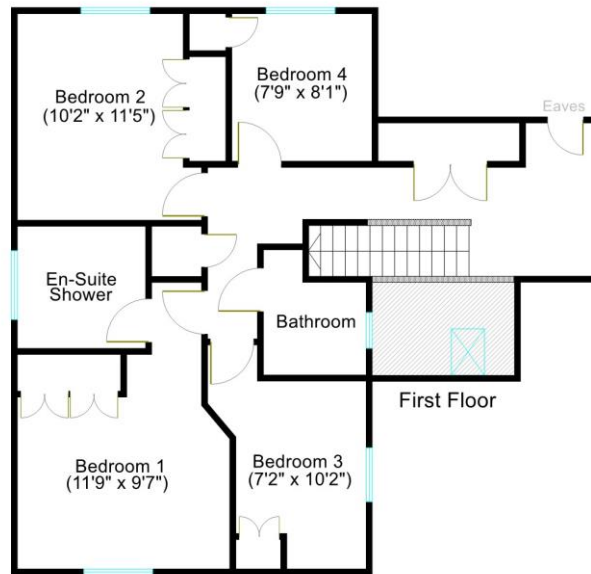
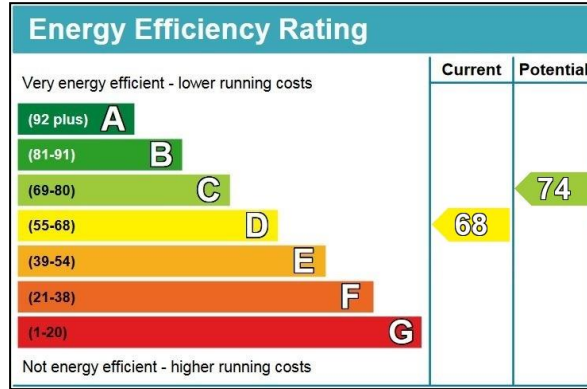
**Local Authority:** Winchester District Council.

**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.





**Total Approx. internal floor area = 1,782 sq ft / 166 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.

