



Roseleigh
Winchester Road
Shedfield
SO32 2JF

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

ROSELEIGH

PRICE GUIDE: £550,000

The Property

Roseleigh is an older style detached cottage in the popular semi rural village of Shedfield just two miles from the historic Wickham Square which offers all local amenities. The accommodation benefits from a sitting room, living room, kitchen/dining room, four bedrooms, two bathrooms and an attractive enclosed rear garden. It is well presented throughout so viewing is very highly recommended.

- * CHARACTER PROPERTY*
- * POPULAR LOCATION*
- * LIVING ROOM* SITTING ROOM*
- * KITCHEN/DINING ROOM* UTILITY ROOM*
- * FOUR BEDROOMS * TWO BATHROOMS *
- * ATTRACTIVE REAR GARDEN*
- * CLOSE TO SHEDFIELD COMMON*

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 the property can be found on the right hand side just before the crossroads.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE HALL Double glazed window to front, staircase to first floor, doors opening to:

SITTING ROOM Double glazed window to front, cast iron fireplace, radiator.

LIVING ROOM Double glazed window to front, fitted wood burning stove*, under stair recess, radiator, opening to:

KITCHEN/DINING ROOM Double glazed windows to rear overlooking garden, fitted with an extensive range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, partially tiled walls, Range style oven* with extractor over*, integrated dishwasher*, space for fridge/freezer, wall mounted gas boiler* servicing central heating* and hot water system*, radiator, double glazed door opening onto garden, door opening to:

INNER LOBBY Doors opening to:

UTILITY ROOM Plumbing for washing machine.

SHOWER ROOM Double glazed window to rear, suite comprising large tiled shower cubicle with drencher head, contemporary wash hand basin with drawers below, partially tiled walls, low level w.c., ladder style radiator.

FIRST FLOOR

LANDING Doors opening to:

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to front, radiator.

BEDROOM ONE Double glazed window to rear overlooking garden, radiator.

BEDROOM FOUR Double glazed window to rear overlooking garden, radiator.

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

OUTSIDE

To the front of the property there is a gravelled area and a pedestrian gate to the side giving access to the attractive **REAR GARDEN** which has a paved patio with steps up to an area of lawn, numerous shrubs and borders, vegetable garden and to the rear two covered entertaining areas.

Tenure: Freehold.

Services: All main services.

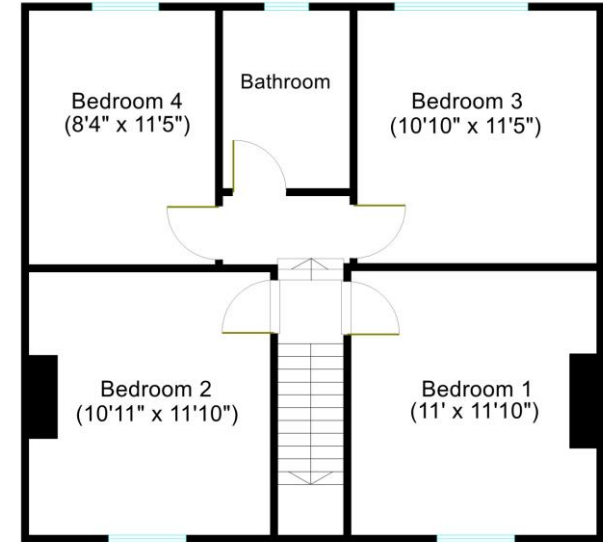
Local Authority: Winchester District Council.

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.

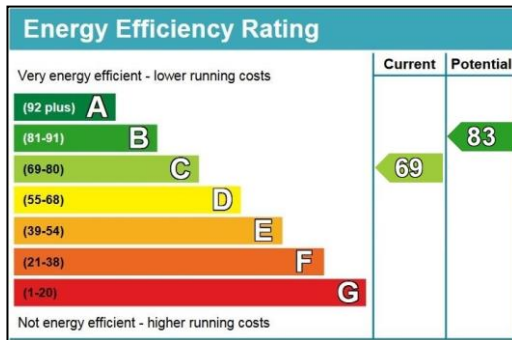




First Floor



Ground Floor



Total Approx. internal floor area =
 1,210.7 sq ft / 112.5 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.

