



Briar Cottage  
Church Road  
Shedfield  
SO32 2HW



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## BRIAR COTTAGE

### PRICE GUIDE: £550,000

#### The Property

Briar Cottage is a delightful period detached cottage with character features located 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, dining room, family room, kitchen/breakfast room, utility room, three bedrooms, bathroom, first floor w.c. and an attractive good sized garden to front and rear. It is well presented throughout so viewing is very highly recommended.

- \* NO ONGOING CHAIN \*
- \* CHARACTER PROPERTY \* POPULAR LOCATION \*
- \* SITTING ROOM \* DINING ROOM \*
- \* KITCHEN/BREAKFAST ROOM \* FAMILY ROOM \*
- \* THREE BEDROOMS \* BATHROOM \*
- \* ATTRACTIVE GOOD SIZED 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, turn left into Church Road, just after the lefthand fork to Botley the property can be found on the right hand side just past Edwards Close.

#### ACCOMMODATION

Front door opening to:

**DINING ROOM** Double glazed window to front, exposed ceiling beam, staircase to first floor, under stairs cupboard, door to family room, radiator, door opening to:

**SITTING ROOM** Double glazed window to front, fireplace with quarry tiled hearth, exposed ceiling beam, exposed brick wall, door opening to:

**BEDROOM THREE** Double glazed windows to front and rear, radiator.

**FAMILY ROOM** Double glazed window to rear, double glazed casement doors opening onto garden, exposed ceiling beams, radiator, door to utility, 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, one and a half bowl sink unit with cupboards below, partially tiled walls, gas cooker point\*, space for fridge and freezer, wall mounted gas boiler\* servicing central heating\* and hot water system\*, radiator, double glazed door opening onto garden.

**UTILITY ROOM** Plumbing for washing machine, door opening to:

**BATHROOM** Double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, fully tiled walls, low level w.c., bidet, radiator.

#### FIRST FLOOR

**LANDING** Velux window to rear, loft hatch, exposed wall beam, eaves storage cupboard, doors opening to:

**BEDROOM ONE** Double glazed window to front, skilling ceilings, exposed wall beam, built in wardrobe, radiator.

**BEDROOM TWO** Double glazed window to front, skilling ceilings, built in wardrobes, airing cupboard housing hot water tank, radiator.

**W.C.** Velux window to rear, skilling ceiling, pedestal wash hand basin, low level w.c., radiator.

#### OUTSIDE

Picket fence and pedestrian gate opening onto the **FRONT GARDEN** pathway to front door, mainly laid to lawn with numerous shrubs and borders, a pedestrian gate to the side giving access to the enclosed **REAR GARDEN** which has a patio area, mainly laid to lawn, numerous shrubs and borders and a shed. There is a further natural area to the rear with rhododendron bushes.

**Tenure:** Freehold.

**Services:** All main services.

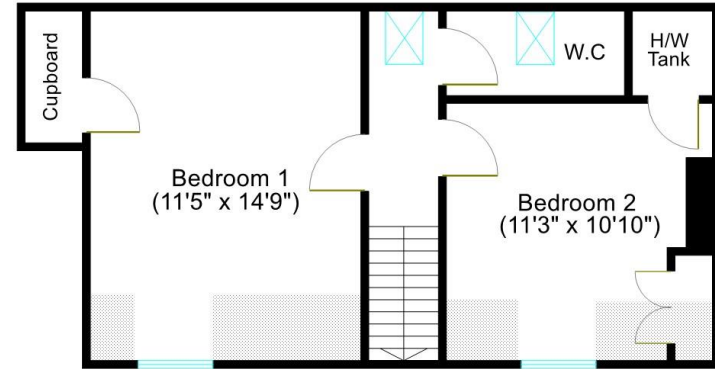
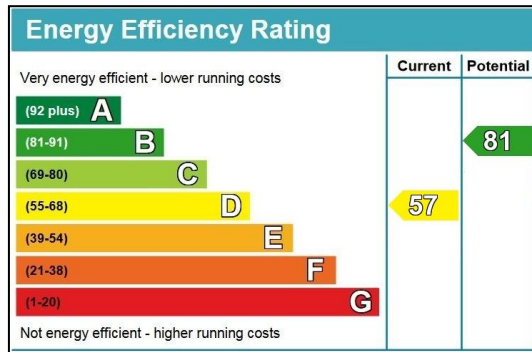
**Local Authority:** Winchester District Council.

**Council Tax Band:** E

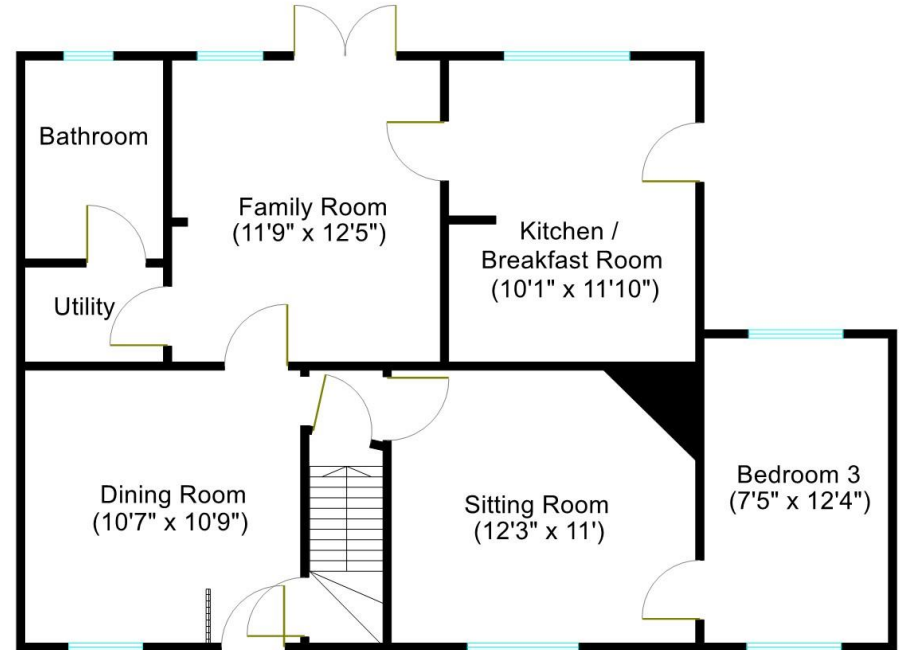
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

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





First Floor



Ground Floor

Total Approx. internal floor area =  
1,134.7 sq ft / 105.4 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.

