



Horseshoe Cottage
6 Tanfield Lane
Wickham, Hampshire
PO17 5NW



Tel: 01329 834579 www.byrnerunciman.co.uk

HORSESHOE COTTAGE

PRICE GUIDE: £550,000

The Property

Horseshoe Cottage is an older style end of terrace property which has extensive views over the golf course to the front, woodland to the rear, and within easy walking distance to Wickham Square and all its amenities. It also benefits from an impressive conservatory/studio and canopy over the patio area. The property is well presented throughout. It is a rare opportunity to be able to acquire a property in this enviable location so viewing is highly recommended.

- * **NO ONGOING CHAIN ***
- * **SITTING ROOM * LIVING ROOM ***
- * **DINING ROOM * KITCHEN * THREE BEDROOMS ***
- * **TWO BATHROOMS * CONSERVATORY/STUDIO ***
- * **UTILITY ROOM * ATTRACTIVE GARDEN ***
- * **OUTSTANDING VIEWS OVER GOLF COURSE ***
- * **WALKING DISTANCE OF SQUARE***

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

Turn left out of Wickham square and then first right into Tanfield Lane where the property can be found on the left hand side opposite the golf course and where indicated by our For Sale board.

ACCOMMODATION

Part double glazed double doors opening to:

ENTRANCE PORCH Front door opening to:

DINING ROOM Double glazed bow window to front with extensive views over golf course, staircase to first floor, under stairs recess housing integrated refrigerator* and freezer*, chimney breast with timber mantle, exposed floorboards, radiator, steps up to:

KITCHEN Double glazed window to rear overlooking garden and woodland beyond, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboards below, partially tiled walls, built in electric oven*, five ring gas hob* with extractor* over, plumbing for dishwasher, double glazed door opening to rear glazed canopy with steps down to garden.

SITTING ROOM Double glazed bow window to front with extensive views over golf course, fireplace with granite hearth and fitted wood burning stove*, exposed floorboards, radiator, open archway with steps up to:

LIVING ROOM Double glazed window to rear overlooking garden and woodland beyond, TV point, radiator, door to:

LOBBY Radiator, doors opening to the workshop, studio and:

SHOWER ROOM Velux window to side, wet room shower with drencher head, low level w.c., pedestal wash hand basin, fully tiled walls and floor, underfloor heating*.

CONSERVATORY/STUDIO Of double glazed construction, tiled flooring, underfloor heating*, staircase up to lobby, bi-fold doors opening onto patio.

FIRST FLOOR

LANDING Built in wardrobe/storage cupboard, panelled doors opening to:

BEDROOM ONE Double glazed windows to side and front with extensive views over the golf course, radiator.

BEDROOM TWO Double glazed window to front with extensive views over the golf course, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden and woodland beyond, built in cupboard, loft hatch, radiator.

BATHROOM Double glazed window to rear overlooking garden and woodland beyond, contemporary suite comprising free standing bath, tiled shower cubicle, wash hand basin, low level W.C., partially tiled walls, underfloor heating*, radiator.

LOWER GROUND FLOOR (rooms accessed externally from doorways opening from the patio).

UTILITY ROOM (limited head height). Single drainer sink unit, plumbing for washing machine, water softener*, combi boiler servicing central heating* and hot water system*, door to:
W.C. Low level w.c.

STOREROOM (versatile room). Radiator.

OUTSIDE

There is a small tarmac driveway leading to the **WORKSHOP** (former garage), with up and over door, power and light connected, 32 Amp electric car charging feed*, door to lobby. The small **FRONT GARDEN** is mainly paved with some shrubs and borders. The **REAR GARDEN** has an impressive glazed canopy which offers shelter over the extensive paved patio. Doors opening from the patio offering entrance to the utility room, storeroom and conservatory/studio. The remainder of the garden is mainly laid to lawn with numerous shrubs and borders and an ornamental pond.

SERVICES: All mains services

TENURE: Freehold

LOCAL AUTHORITY: Winchester City Council

COUNCIL TAX BAND: E

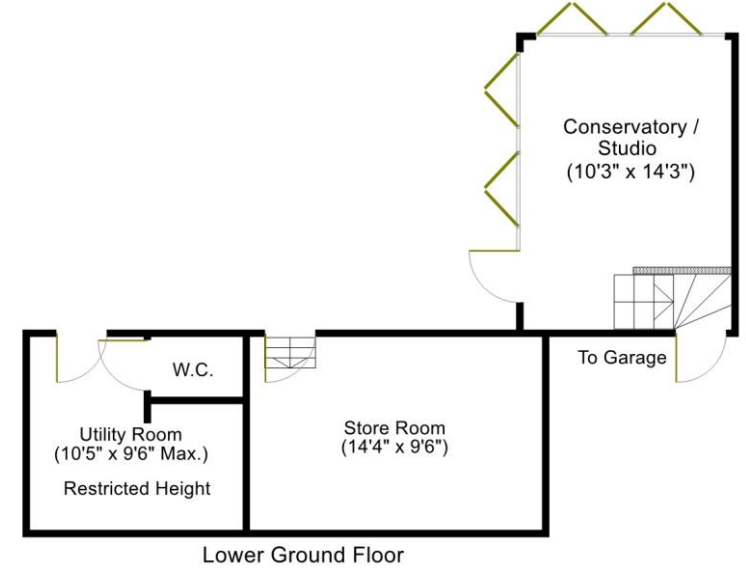
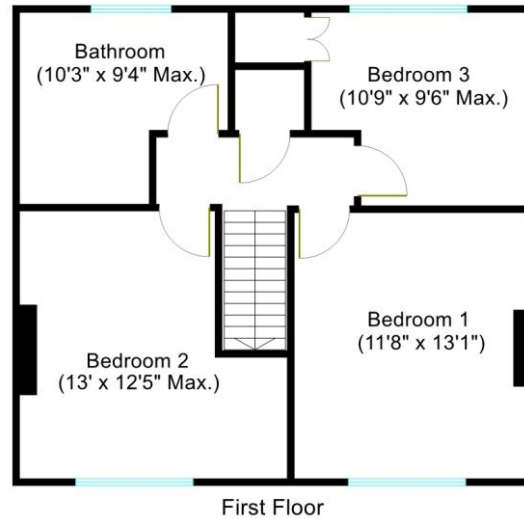
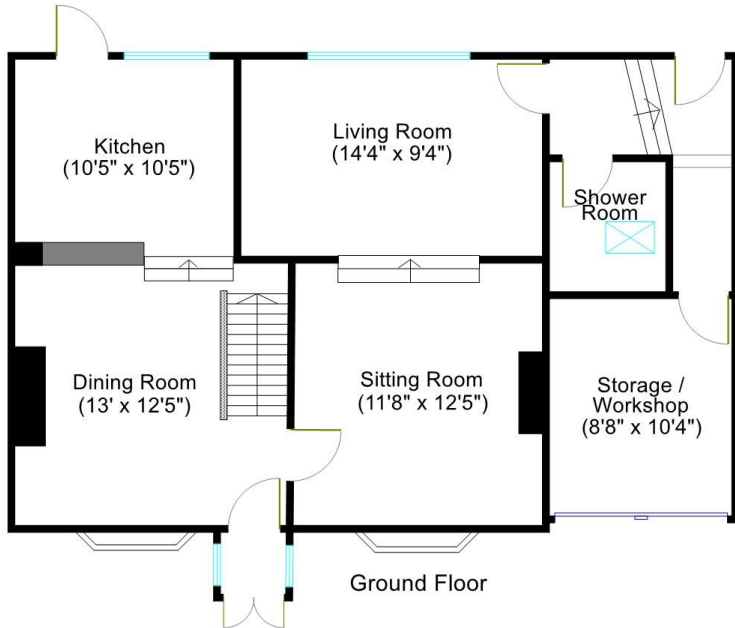
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total approx. internal floor area (including garage and lower ground floor) = 1,744 sqft / 164.8 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.

