



19 Hundred Acres
Wickham
Hampshire PO17 6JB



19 HUNDRED ACRES

PRICE GUIDE: £480,000

The Property

Hundred Acres is a peaceful semi rural location close to the Forest of Bere. The cottages in the lane were built for tenants by the Rookesbury Estate in the mid 1800's. Number 19 is in need of updating throughout and has the potential to extend subject to any necessary planning permission. There is a garden to the front, side and rear and on the other side of the lane is an overgrown former paddock of approximately one acre. This is a rare opportunity to acquire a property in this sought after location so viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **GREAT POTENTIAL** *
- * **SOUGHT AFTER LOCATION** *
- * **1.15 ACRES TOTAL PLOT** *
- * **FORMER OVERGROWN Paddock** *

The Location

A popular semi-rural location approximately 2 miles from the historic village of Wickham which offers all local amenities. The larger town of Fareham is close by with easy access to the M27 motorway network.

Directions

At the crossroads, by the church, go straight over onto the B2177. Continue for approx one mile, turn left into Hundred Acres Road, continue for a short distance looking for a small red pillar box on your right. Turn right here into the unmade track known as Hundred Acres and follow it almost to the end.

ACCOMMODATION

Glazed door opening to:

ENTRANCE PORCH

Windows to front and rear, door opening to:

SITTING ROOM

Double glazed window to front, tiled fireplace, door opening to:

DINING ROOM

Double glazed door to rear, door opening to:

INNER HALLWAY

Large velux style roof window, loft hatch, door opening to staircase to first floor, cupboard housing hot water tank, door opening to:

KITCHEN

Double glazed window to side, window to inner hallway, stainless steel sink unit with cupboards below, electric cooker point.

UTILITY AREA

Double glazed window to rear, stainless steel sink, plumbing for washing machine, door opening to:

BATHROOM

Double glazed window to side, suite comprising panelled bath, low level w.c., wash hand basin, partially tiled walls.

FIRST FLOOR

BEDROOM TWO

Window to rear, door opening to:

BEDROOM ONE

Double glazed windows to front, fireplace, loft hatch.

OUTSIDE

The **FRONT GARDEN** has hedging to the front and side and is mostly overgrown.

On the other side of the unmade lane, is a former **Paddock** of approx. 1 acre* which is very overgrown. The total plot is approximately 1.15 acres*. An additional 0.8 acres* to the rear may be available under separate negotiation when registered with the Land Registry.

Services: Mains electricity and water supply, private drainage*.

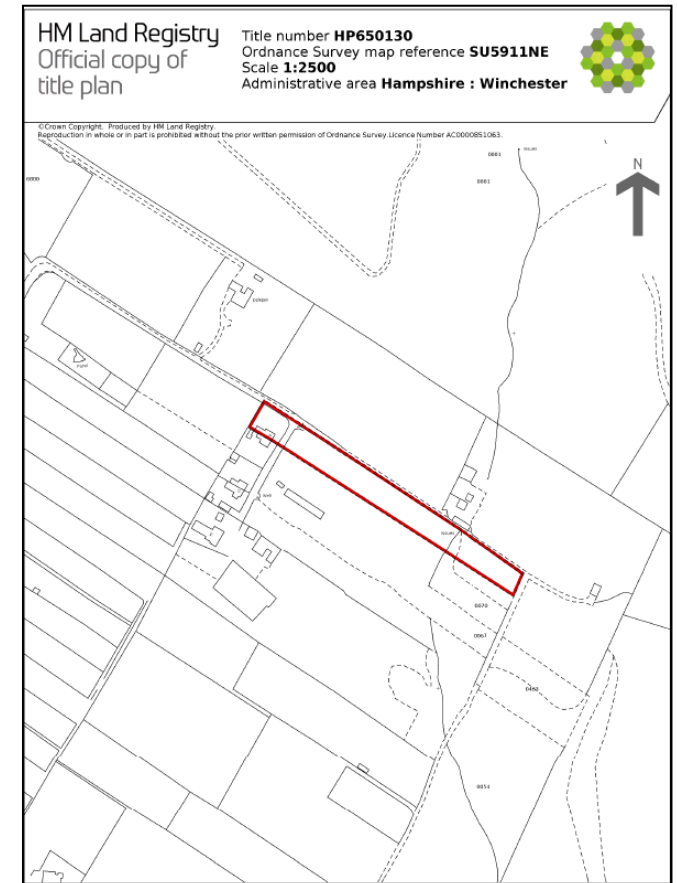
Tenure: Freehold.

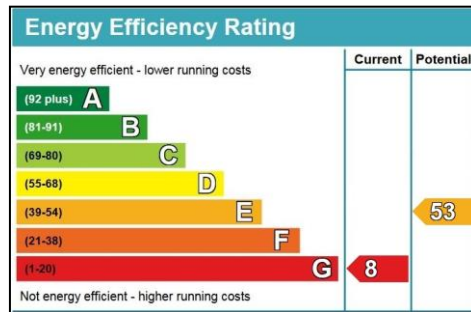
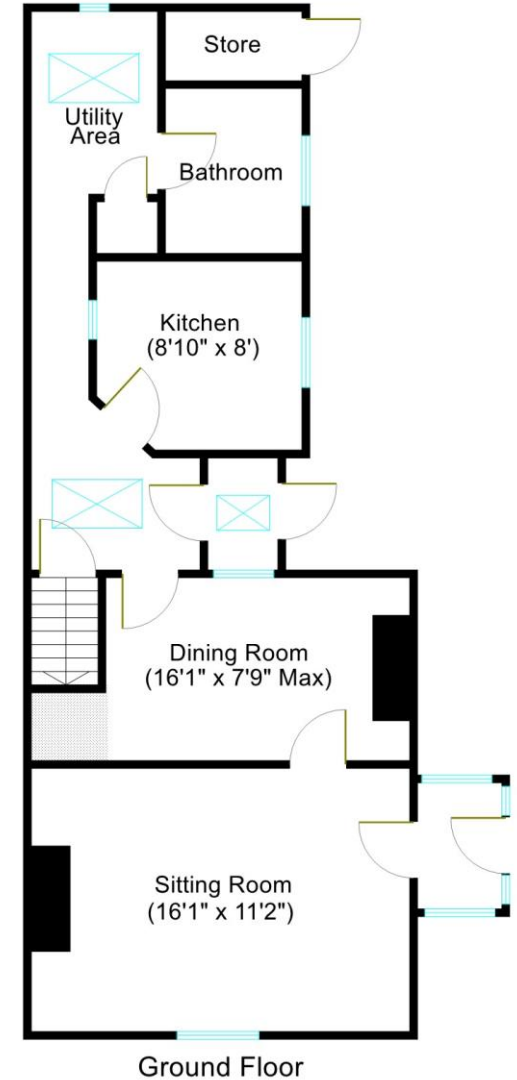
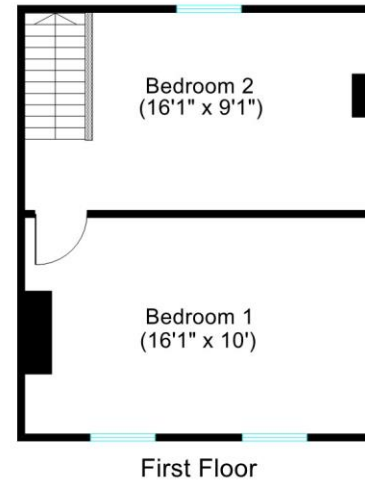
Local Authority: Winchester District Council

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.





**Total approx. internal floor area = 902.6 sqft / 83.8 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.

