



17 The Circle, Wickham - PO17 5HW

In Excess of £395,000

WHITE & GUARD

# 17 The Circle

Wickham, Fareham

## INTRODUCTION

Tucked away in a peaceful cul-de-sac in the very heart of Wickham village, this beautifully extended three-bedroom semi-detached home offers the perfect blend of modern family living and village charm. Thoughtfully reconfigured and significantly enhanced, the property now centers around a stunning open-plan kitchen and living space designed for busy family life and effortless entertaining. With generous outside space, excellent parking, and exciting potential to grow further, this is a home ideally suited to young families, professional couples, or anyone seeking a vibrant village lifestyle in a ready-to-move-into property.

## LOCATION

The Circle enjoys an enviable position just moments from Wickham Square, a picturesque and historic village centre known for its independent shops, cafés, and welcoming community atmosphere. Families are particularly drawn to the area for its well-regarded local schools and abundance of green space, including the large central green and park within the cul-de-sac itself. Wickham is superbly connected, offering easy access to Fareham, Portsmouth, and Southampton, with excellent road links via the A32 and M27.

- EPC RATING D
- WINCHESTER COUNCIL BAND C
- FREEHOLD
- NO FORWARD CHAIN
- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN LIVING AREA
- SEPARATE LIVING ROOM
- GENEROUS SIZE SOUTH FACING GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES





## INSIDE

Step inside and you are immediately aware that this is a home designed around modern living. The heart of the property is the impressive, bespoke open-plan kitchen, dining, and family space. Flooded with natural light from three aspects and enhanced by bi-fold doors opening onto the garden, this is a room that truly transforms day-to-day living, perfect for hosting friends, keeping an eye on children, or simply enjoying a bright and uplifting environment.

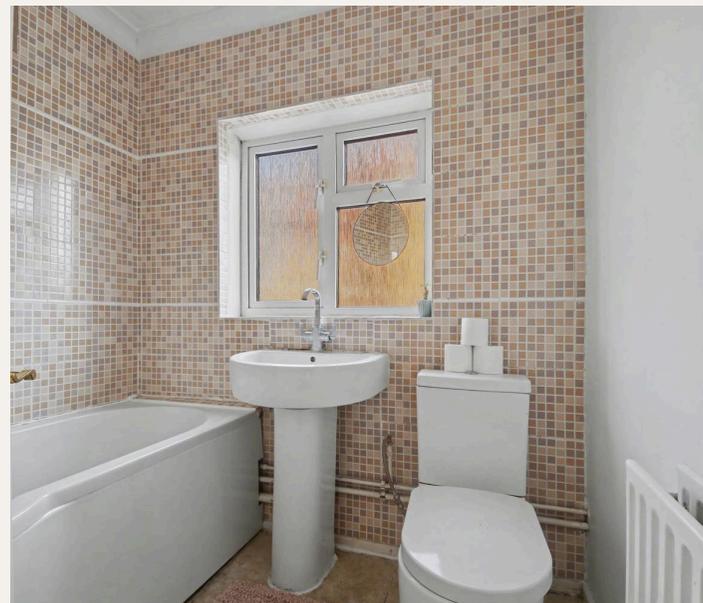
The kitchen itself is sleek, contemporary, and fully equipped with the conveniences a modern household demand. Just off the kitchen is a practical utility room with WC facilities and potential to add a shower, adding further flexibility for busy family life.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Additionally, there is clear scope to extend into the loft (subject to planning), offering exciting potential to create additional accommodation as your needs evolve.

## OUTSIDE

The rear garden is a wonderful feature of the home, wrapping around both the back and side of the property to create a generous, safe, and versatile outdoor space. There is ample room for children to play, for summer entertaining, or for keen gardeners to enjoy.

To the front, the cul-de-sac benefits from a large communal green and park, creating a lovely outlook and an extended sense of space rarely found in such a central village location. The property also offers driveway parking for two or more vehicles, with additional visitor parking available nearby, a real advantage for both homeowners and guests alike.



**SERVICES:**

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

**T: 01489 893946**

Brook House, Brook Street, Bishops Waltham,  
Southampton, Hampshire, SO32 1AX  
E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)  
W: [whiteandguard.com](http://whiteandguard.com)

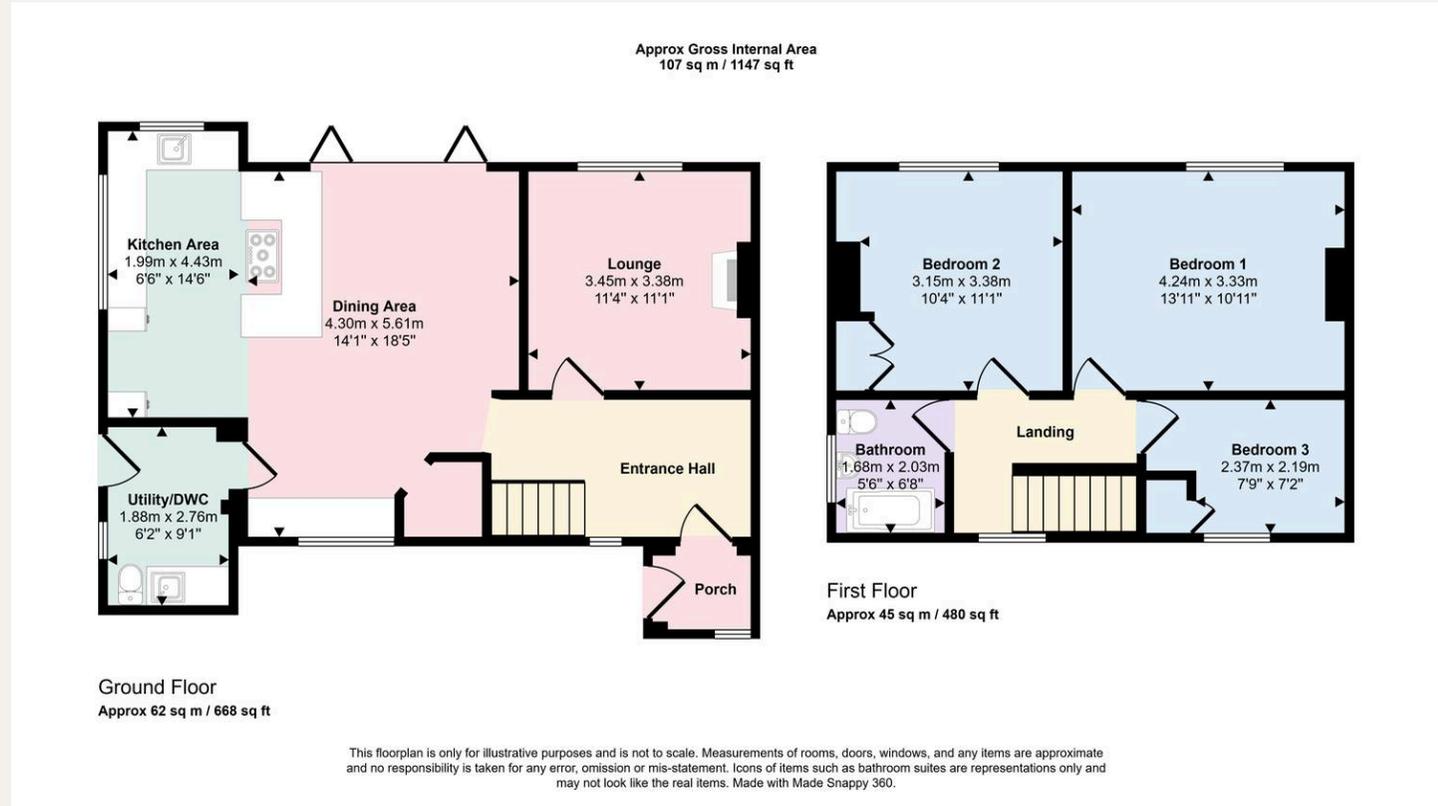
**ANTI-MONEY LAUNDERING REGULATIONS**

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



**rightmove** **OnTheMarket** **Zoopla**

