



The Barracks
11 Bridge Street
Wickham
PO17 5JE



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Price £300,000

INTRODUCTION

Set within the heart of Wickham's historic village centre and rarely available to the market, this beautifully presented Grade II listed cottage dates back to circa 1495 and comes with a wealth of both charm and character including an array of original timbers.

Accommodation briefly comprises a well-proportioned sitting room/dining room complete with an Inglenook fireplace and exposed beams, modern kitchen/breakfast room and a walk-in pantry on the ground floor. Whilst on the first floor there are then two bedrooms and a beautifully appointed bathroom.

Additional benefits include permit parking, a well-cared for and selectively planted attractive rear garden with rear access and cabin/garden room.

To fully appreciate both the property's location and the accommodation on offer, an early viewing truly is a must.



Wickham has a rich and varied history and is an enchanting market town bursting with character and surrounded by the beautiful countryside of Hampshire's Meon Valley. Although only a stone's throw away from the Cathedral City of Winchester, Southampton and Portsmouth, Wickham offers any visitor a wide range of independent shops, a variety of eateries and serene water meadows close by. The village also consists of some fascinating and historical buildings with walks and trails for any keen cyclists, walkers or horse riders.

INSIDE

An original oak front door leads directly through to a well-proportioned sitting/dining room which has a secondary glazed window to the front, oak flooring, an Inglenook open fireplace with inset multi fuel stove, brick hearth and oak mantel with the room also benefitting from an array of original exposed beams, Jim Lawrence wall lights, TV and power points. At one end of the room there is then a window to the side with a door leading directly through to a modern kitchen/breakfast room which has been fitted with a matching range of oak wall and base units with cupboards and drawers under. There is a Butler sink unit, granite worktops, space for a gas cooker with extractor over along with plumbing space for a dishwasher, washing machine and further appliance space. The room also benefits from quarry tiled flooring, exposed ceiling and main support beam to one side of the room with a window enjoying views over the rear garden and a door to the side providing access out onto the rear patio area. From one side of the kitchen there is a door leading through to a good size walk-in pantry which has a window to the side, fitted shelving and a granite worktop with appliance space below.



On the first floor landing there is access to the loft and door leading through to the master bedroom which is a well-proportioned room, has a secondary glazed window to the front and a single glazed window to the side with space for a wardrobe behind the door whilst bedroom two, also a good size double room, has a window to the side. The modern family bathroom has a suite comprising a panel enclosed bath with matching wash hand basin and WC which then completes the first floor accommodation.

OUTSIDE

There is a beautiful mature rear garden which has been thoughtfully landscaped to include a decked patio area, two shingled areas with the rest of the garden being partly laid to lawn with shaped raised borders which have been edged with sleepers and selectively planted with a wide range of flowers and shrubs. There is also a brick barbecue to one side of the garden and a brick shed at the end of the garden providing useful storage for garden tools. In addition to the brick shed there is a timber framed cabin/garden room to the side which has full power, light and heating with the room currently being used as both a hobby room and a guest bedroom. The garden itself also has rear access.

SERVICES

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

COUNCIL TAX

Winchester City Council – Band D

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	33	50	(21-38) F	37	54
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

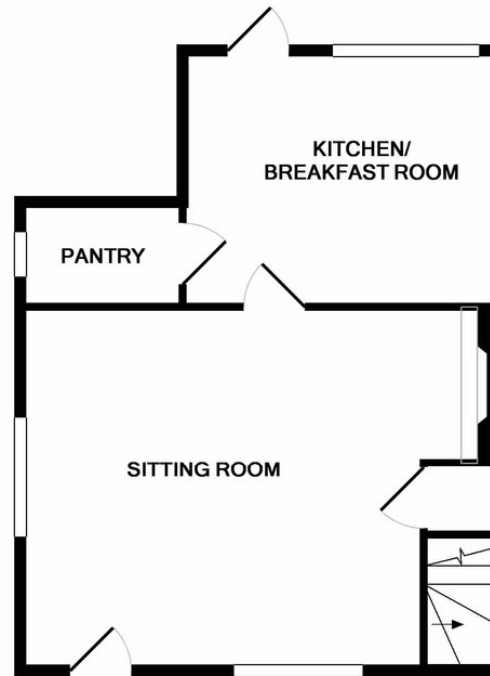
T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

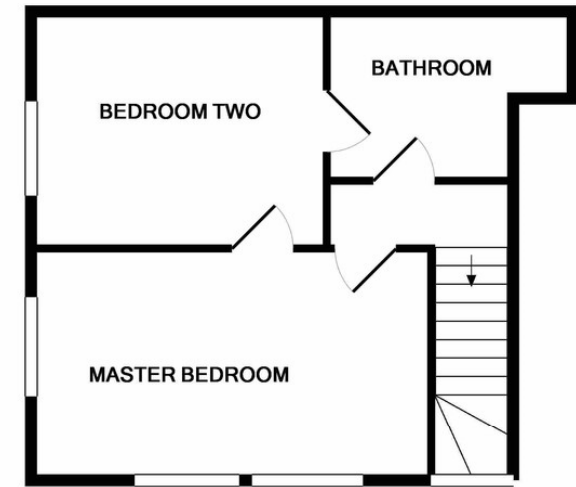
E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ROOM DIMENSIONS:

KITCHEN

11' 4" x 10' 6" (3.45m x 3.2m)

SITTING ROOM

12' 9" x 15' 2" (3.89m x 4.62m)

MASTER BEDROOM

11' 6" x 9' 1" (3.51m x 2.77m)

BEDROOM TWO

9' 6" x 7' 6" (2.9m x 2.29m)

CABIN/GARDEN ROOM

17' 9" x 6' 9" (5.41m x 2.06m)

