



The Firs
Titchfield Lane
Wickham
PO17 5NX

BR BYRNE
RUNCIMAN

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THE FIRS

O.I.E.O. £1,200,000

The Property

This substantial well presented detached three storey house was built by a specialist local builder of bespoke properties in 1994. The Firs is built in the style of a farmhouse, with attractive brick elevations, part rendered, colour washed and tile hung, under a hip tiled roof. The property offers well proportioned accommodation and has great flexibility, including the potential to create an annexe by combining the existing garage and room over, subject to necessary permission. It has been comprehensively modernised by the present owners to include kitchen, bathroom, utility room and boiler. It stands in attractive mature gardens of approximately 0.84 acres. There are extensive uninterrupted open countryside views from both inside the property and the garden across the Meon Valley. It is a rare opportunity to acquire a property of this calibre in such a popular semi rural location, so viewing is very highly recommended.

- * **FAR REACHING COUNTRYSIDE VIEWS***
- * **SPACIOUS AND VERSATILE ACCOMMODATION***
- * **ATTRACTIVE GARDENS OF 0.84 ACRES***
- * **DRAWING ROOM* DINING ROOM* FAMILY ROOM***
- * **CONTEMPORARY KITCHEN/BREAKFAST ROOM***
- * **SIX BEDROOMS* TWO EN-SUITES* BATHROOM***
- * **DOUBLE GARAGE* GAMES ROOM ABOVE***
- * **POPULAR SEMI-RURAL LOCATION***

The Location

Wickham is an historic village at the southern end of The Meon Valley offering all local amenities. The larger centres of Fareham and Hedge End are close by with both having easy access to the M27 motorway network. Nearby Botley, Fareham, Winchester and Southampton Airport all have mainline stations to Waterloo.

Directions

Turn right out of Wickham Square and proceed to the traffic lights/crossroads. Turn left into Titchfield Lane and continue past the golf course, on left, and the property can be found on the right hand side just after Biddenfield Lane.

ACCOMMODATION

Canopy porch, front door opening to:

ENTRANCE LOBBY Radiator, double doors to:-

SPACIOUS ENTRANCE HALL Impressive oak return staircase to first floor, under stairs cupboard, part panelled walls, radiator, panelled door opening to further hallway which leads to garage and utility room, panelled doors to:

CLOAKROOM Double glazed window to rear, low level w.c., wash hand basin, part panelled walls, radiator.

DRAWING ROOM Double glazed windows to sides, double glazed casement doors, with adjacent double glazed window panels, opening onto garden, extensive views of countryside. Feature brick inglenook style fireplace with fitted wood burning stove*, tv point, radiators, double doors opening to:

CONSERVATORY Double glazed windows to sides with extensive view of surrounding countryside, pitched roof, double glazed casement door to garden.

DINING ROOM Double glazed window to front with views of countryside, double glazed window to side, radiator.

FAMILY ROOM/LIBRARY Double glazed window to rear, radiator, double glazed patio doors opening onto garden.

KITCHEN / BREAKFAST ROOM Double glazed windows to rear and side overlooking garden, fitted with an extensive contemporary range of wall and base units with Corian work surfaces over, inset sink unit with drawers below, built in twin electric ovens*, steam oven*, warming drawer*, electric hob* with extractor over*, integrated twin fridge/freezers*, dishwasher*, door to:

REAR LOBBY Double glazed windows to rear and side, part glazed door to garden

FIRST FLOOR

LANDING Double glazed window to front overlooking countryside, feature double glazed windows to rear on half landing, staircase to second floor, airing cupboard, radiator, panelled doors opening to:

BEDROOM ONE Double glazed windows to front and sides with extensive views over surrounding countryside, range of built-in wardrobe cupboards, radiator, panelled door opening to:

EN-SUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle with drencher head, contemporary wash hand basin with drawers below, low level w.c., partially tiled walls, ladder style radiator.

BEDROOM TWO Double glazed window to front with extensive countryside views, radiator, door opening to:

EN-SUITE BATH ROOM Double glazed window to side, panelled bath with shower over, low level wc, pedestal wash hand basin, partially tiled walls, radiator.

BEDROOM THREE Double glazed windows to rear and side with extensive countryside views, radiator.

BEDROOM FOUR Double glazed window to rear, radiator.

BATHROOM Double glazed window to side, free standing bath, tiled shower cubicle with drencher head, pedestal wash hand basin, low level w.c., part panelled walls, heated towel rail.

SECOND FLOOR

LANDING Velux window to rear, radiator, doors opening to:

BEDROOM FIVE Velux windows to rear, double glazed window to side with extensive countryside views, radiator.

BEDROOM SIX Velux window to rear, double glazed window to side with extensive views of surrounding countryside, radiator.

OUTSIDE The property is approached via a five bar gate with driveway leading to ample paved parking and turning area and leading to the:

DOUBLE GARAGE With twin electric doors, double glazed window to side, power and light connected, door opening to hallway which leads to main entrance hall, staircase to first floor games room, doors opening to utility room.

UTILITY ROOM Double glazed window to rear, base unit with butler sink with cupboard below, water conditioner unit*, integrated fridge/freezer*, cupboard housing plumbing for washing machine and space for dryer, radiator, door to garden.

BOOT ROOM Double glazed window to rear, door to garden.

FIRST FLOOR GAMES ROOM/OFFICE Double glazed windows to front and rear, velux windows to side, skilling ceilings, radiator.

GARDENS There are attractive mature gardens to all sides of the property which are mainly laid to lawn with numerous shrubs, borders, trees and hedging. There is post and rail fencing to some boundaries and panelled fencing to the front. There is an extensive paved patio area and far reaching views of the surrounding countryside. There is a former timber stable which is now used for storage and a greenhouse. The total plot is approximately 0.84 acre.

SERVICES: Mains electricity, water supply and drainage. Oil fired central heating with external boiler.

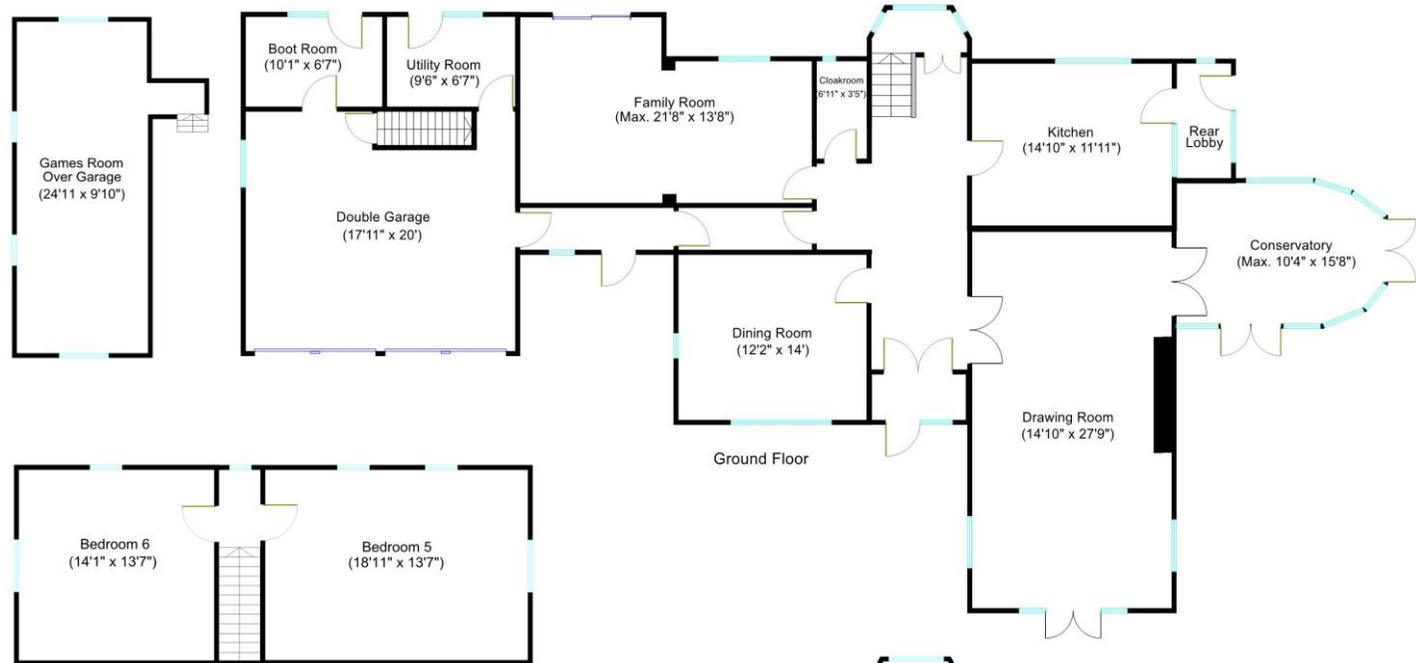
TENURE: Freehold

LOCAL AUTHORITY: Winchester City Council

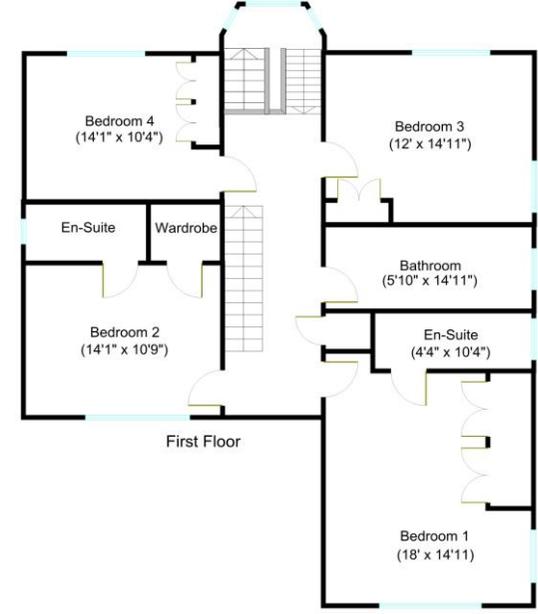
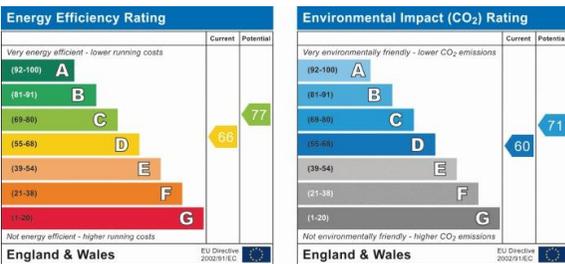
COUNCIL TAX BAND: G

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 joint sole agent BYRNE RUNCIMAN of Wickham.



Ground Floor



First Floor



**Total approx. internal floor area = 3,933.6 sqft / 365.4 sqm (to include garage).
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- 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.
- 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.
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