



Little Park Cottage  
Titchfield Lane  
Wickham  
PO17 5PD



BYRNE  
RUNCIMAN

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

## LITTLE PARK COTTAGE

**PRICE GUIDE: £575,000**

### The Property

Little Park Cottage is a detached older style property which has had the benefit of later extensions. It is located in Titchfield Lane on the outskirts of Wickham village and has countryside views from the first floor to the front and rear. There is an attractive good sized cottage style rear garden with a single garage at the end which is accessed via a small lane. The property is well presented. Viewing is very highly recommended.

**\* OUTSKIRTS OF WICKHAM VILLAGE\***

**\* POPULAR LOCATION\***

**\* SITTING ROOM\* DINING ROOM\***

**\* KITCHEN/BREAKFAST ROOM\* STUDY\***

**\* FOUR BEDROOMS \* TWO BATHROOMS\***

**\* ATTRACTIVE GARDEN \*GARAGE\***

### The Location

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

### Directions

Turn right out of Wickham Square and proceed to the traffic lights turning left onto Titchfield Lane. Proceed for a short distance then turn left, just before Little Park Mansions, down the track which leads to the rear of the property.

### ACCOMMODATION

Front door opening to:

### ENTRANCE HALL

Return staircase to first floor, under stairs cupboard, doors opening to:

### BATHROOM

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

### SITTING ROOM

Double glazed window to side, fireplace with adjacent display shelving, double glazed casement doors opening onto garden.

### STUDY

Window to side, fireplace.

### KITCHEN/BREAKFAST ROOM

Double glazed window to side, velux windows to front, skilling ceiling, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboards below, electric cooker point with extractor over\*, plumbing for washing machine and dishwasher, cupboard housing gas boiler\* servicing central heating\* and hot water system\*, further built in cupboard, space for fridge/freezer, opening to:

### DINING ROOM

Velux window to front, skilling ceiling, casement doors opening to:

### CONSERVATORY

Double glazed windows to side and rear, double glazed casement doors opening to rear garden.

### FIRST FLOOR

#### LANDING

Double glazed window to side, doors opening to:

### BEDROOM ONE

Double glazed window to rear overlooking countryside.

### BEDROOM TWO

Double glazed windows to side and rear overlooking countryside, built in wardrobe.

### BEDROOM THREE

Double glazed window to front and side, door opening to:

### BEDROOM FOUR

Double glazed windows to side and front overlooking countryside.

### SHOWER ROOM

Double glazed window to side, suite comprising shower cubicle, low level w.c., wash hand basin.

### OUTSIDE

The attractive good sized cottage style **REAR GARDEN** is enclosed by fencing and is mainly laid to lawn with numerous shrubs and borders, patio and summerhouse. At the end of the garden is a parking space and a single **GARAGE** with up and over door.

**Services:** All main services.

**Tenure:** Freehold.

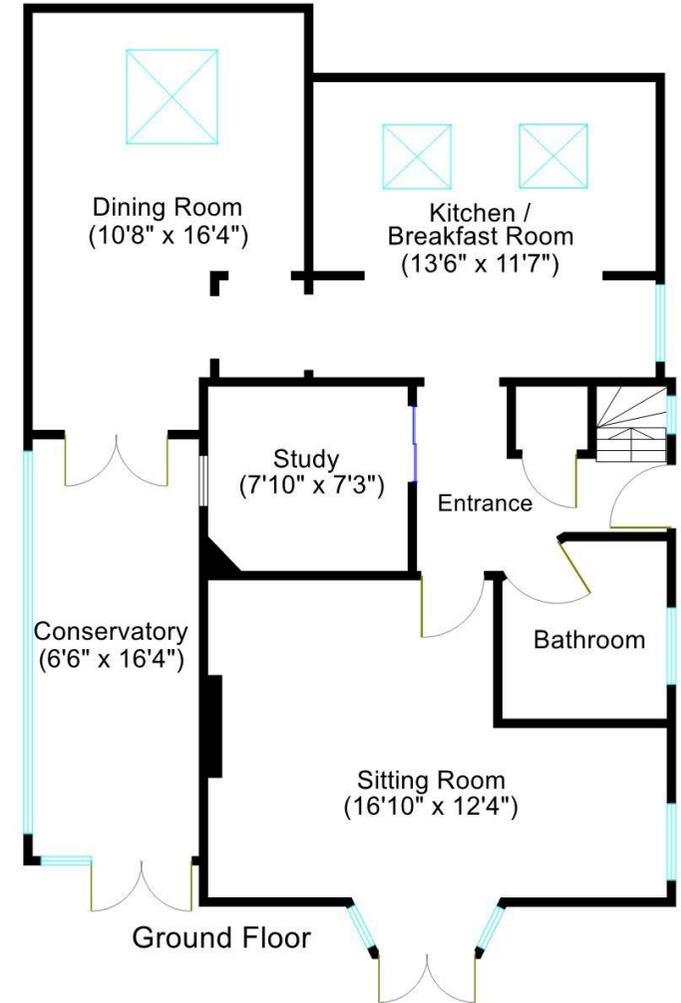
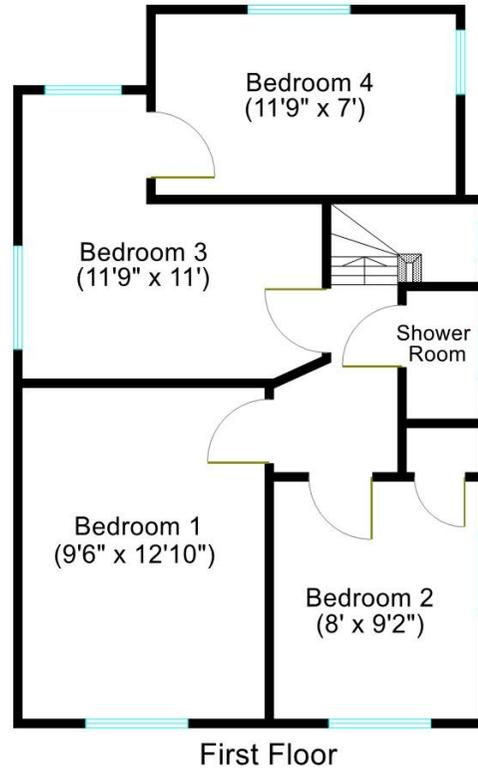
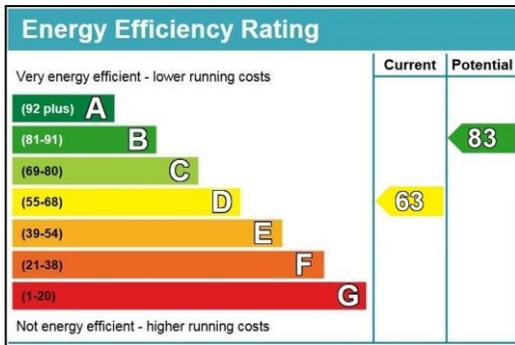
**Local Authority:** Winchester District Council.

**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.



Total Approx. internal floor area = 1,238 sqft / 115 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:

- 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.
- These particulars do not constitute any part of an offer or contract.

