



Wickham Holt  
Winchester Road  
Wickham  
PO17 5EX



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## WICKHAM HOLT

**O.I.E.O. £825,000**

### The Property

This is a truly unique and impressive dwelling, formerly the coach house and stabling to a fine Georgian residence. Tucked away, in a secure and secluded location, only a short walk from the historic Wickham Square. It has undergone extensive updating and extending by the current owners in the past 15 years, with a degree of creative flair. Wickham Holt has become an impressive, individualistic “quirky” home in the region of 2,000 sq ft of versatile accommodation, with a gated entrance onto the original cobbled south facing sunny and sheltered courtyard. There are useful outbuildings with potential for home office and art/hobby studio. Viewing is very highly recommended.

- \* **KITCHEN/BREAKFAST/DINING AREA\***
- \* **SITTING ROOM\* AFTERNOON TEA ROOM\***
- \* **THREE BEDROOMS\* TWO BATHROOMS\***
- \* **GARAGE\* WORKSHOP\* CARPORT\* GARDEN\***
- \* **COBBLED COURTYARD\* STUDIO\* ART STUDIO\***
- \* **WALKING DISTANCE OF WICKHAM SQUARE\***

### The Location

Wickham is an historical village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 network.

### Directions

Turn right out of Wickham Square, after a short distance, just before Holt Close, turn left through the gate posts to Wickham Lodge. Fork right, through electronic gates, travel down the driveway and turn right into Wickham Holt.

### ACCOMMODATION

**VERANDA** Front door opening to:

**ENTRANCE HALL** Double glazed windows to front, casement doors opening onto veranda, coats cupboard, opening to:

**SITTING ROOM** Double glazed windows to front and rear, part pitched ceiling with roof lights, brick fireplace with fitted wood burning stove\*, door to patio, opening to:

**CONSERVATORY** Windows to front and sides, door to front.

### KITCHEN / BREAKFAST ROOM/ DINING AREA

An impressive open plan room with roof lantern and bifold doors opening onto patio, a range of wall and base units with work surface over, butler sink, fitted gas Sandford range\*, electric cooker point, plumbing for dishwasher, door to:

**UTILITY AREA** Inset sink unit with adjacent work surface, plumbing for washing machine.

**AFTERNOON TEA ROOM** Double glazed casement doors opening to rear garden.

**BEDROOM ONE** Double glazed window to rear, part pitched ceiling, feature stained glass window, roof light, two walk in wardrobes.

**EN-SUITE SHOWER ROOM** Double glazed window to rear, suite comprising large shower cubicle with glazed screen, twin wash hand basins, low level w.c., fully tiled walls.

**BEDROOM THREE/STUDY** Double glazed window to rear, currently fitted as a study.

**BEDROOM TWO** Double glazed window to rear, cupboard housing hot water tank and gas boiler\* servicing central heating\* and hot water system\*.

**BATHROOM** Double glazed windows to rear, suite comprising panelled bath, low level w.c., wash hand basin.

**OUTSIDE** The property is approached via wrought iron gates opening onto an extensive cobbled courtyard. There is a **CARPORT** to one side of the property. Opposite is a **GARAGE** 15' x 12' door to front, attached **WORKSHOP** 11' x 12' double doors to front and hard standing in front. There are two small areas of **GARDEN** to the rear, one is an attractive enclosed paved patio area which leads to **STUDIO** and **ART STUDIO** 15' x 8'. The other is a raised area with ornamental pond, rockery, vegetable patch, shrubs and borders and a greenhouse.

**SERVICES:** All main services. Under floor heating throughout\*the property.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Winchester City Council

**COUNCIL TAX BAND:** F

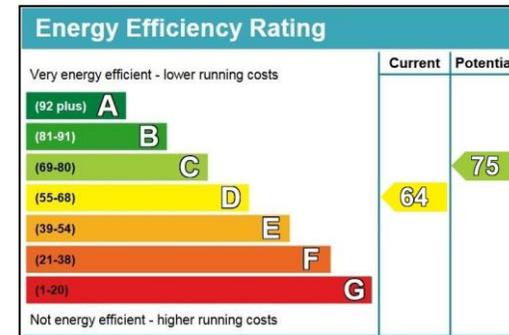
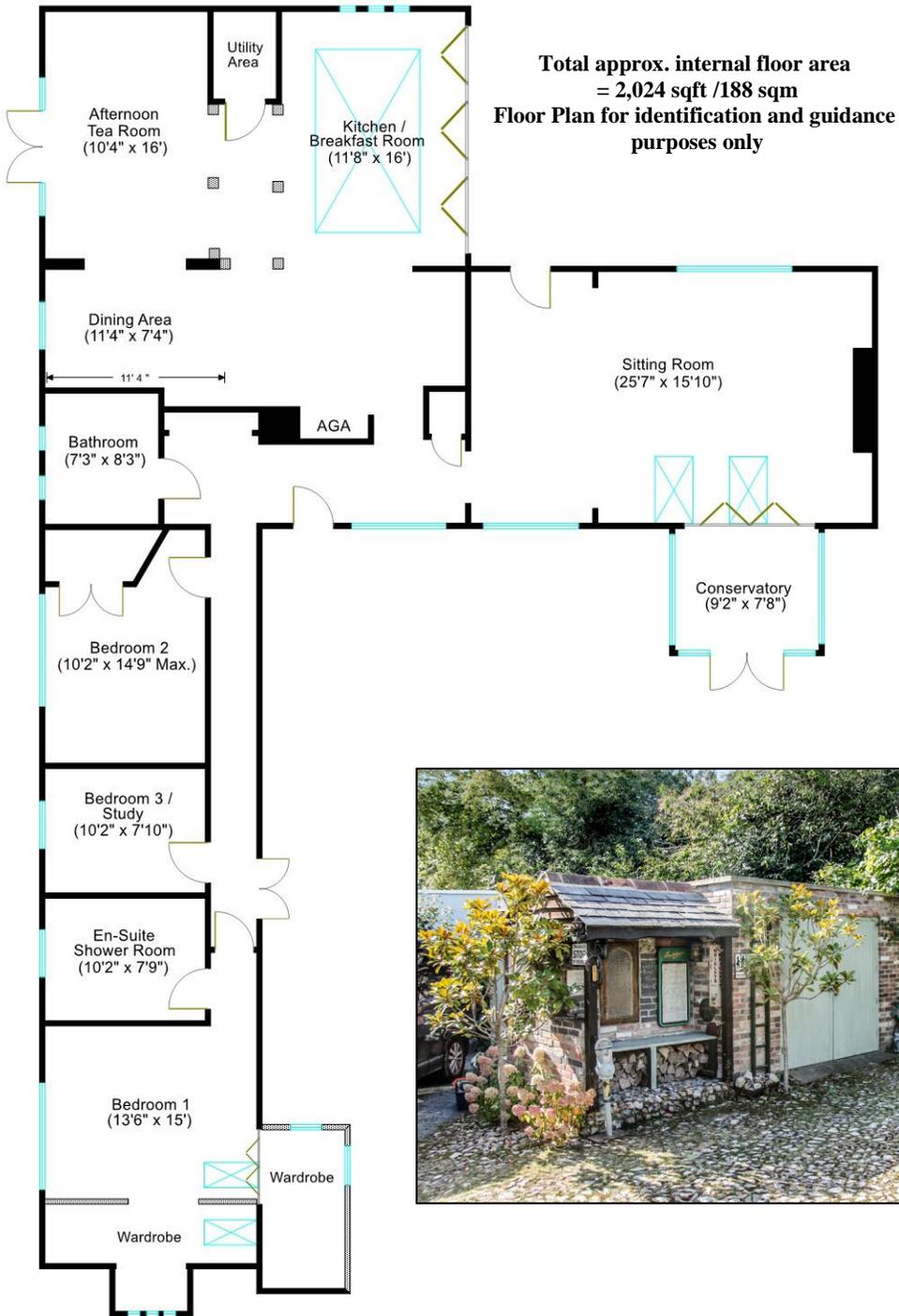
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.

All measurements contained herein are to be considered approximate only.

N.B. The vendor of this property is associated to Byrne Runciman Ltd.

**Viewing** strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.





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