



Acorns
3 Wickham Common
North Boarhunt
PO17 6JG

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

ACORNS

PRICE GUIDE: £500,000

The Property

Acorns is an older style semi-detached cottage in a tranquil location overlooking Wickham Common. The historic village of Wickham is just 1.5 miles away and offers a full range of local amenities. There is an attractive good sized garden to the rear in excess of 100 feet. It also benefits from a versatile outbuilding, a former garage, currently incorporating a utility room but has been used as an annexe in the past. Viewing is very highly recommended.

- * **NO FORWARD CHAIN***
- * **OVERLOOKING WICKHAM COMMON***
- * **POPULAR LOCATION***
- * **LIVING ROOM* CLOAKROOM***
- * **KITCHEN/BREAKFAST ROOM***
- * **TWO BEDROOMS * SHOWER ROOM***
- * **GOOD SIZE GARDEN *OUTBUILDINGS***

The Location

On the outskirts of the historic village of Wickham, 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 motorway network.

Directions

At the junction by the church take the B2177. Travel for approximately one mile and just after the left hand turning into Hundred Acres Road take the next turning on the right, travel down the track and the property will be found on the left hand side.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE PORCH

Double glazed window to front, opening to:

LIVING ROOM

Double glazed window to front overlooking Wickham Common, double glazed windows to side, staircase to first floor, fireplace with fitted wood burning stove*, radiators, open archway, steps down to:

INNER HALLWAY

Doors opening to:

CLOAKROOM

Double glazed window to side, wash hand basin, low level w.c., part tiled walls, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed windows to side and rear overlooking garden, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, built in electric oven*, electric hob*, plumbing for dishwasher, space for refrigerator and freezer, radiator, stable door opening to:

REAR PORCH

Double glazed windows to side and rear, oil fired boiler* servicing central heating* and hot water system*, double glazed door to rear garden.

FIRST FLOOR

LANDING

Loft hatch, built in cupboard, airing cupboard, radiator, doors opening to:

BEDROOM TWO

Double glazed window to front overlooking Wickham Common, radiator.

SHOWER ROOM

Double glazed window to side, suite comprising large tiled shower cubicle, low level w.c., vanity basin with cupboard below, ladder style radiator.

STORAGE ROOM

Double glazed window to side.

BEDROOM ONE

Double glazed windows to side and rear overlooking garden, radiator.

OUTSIDE

The **FRONT GARDEN** has an area of lawn and pathway to the front door. Driveway leads to the side of the property offering parking and opening on to the good sized **REAR GARDEN** which is mainly laid to lawn. There is a patio area, numerous shrubs and borders, fencing to sides and rear. **OUTBUILDING** 22'10 x 9'9 with canopy and paving to front. The interior has a room with double glazed windows to front and side, tiled floor, electric radiator*, door opening to **UTILITY ROOM** double glazed windows to front and side, sink unit with cupboard below, plumbing for two washing machines, tiled floor, electric radiator*. **WORKSHOP** 18' x 10', water and electricity supply. **SHED** 8' x 6'.

Services: Mains electricity and water supply. Private septic tank drainage*.

Tenure: Freehold.

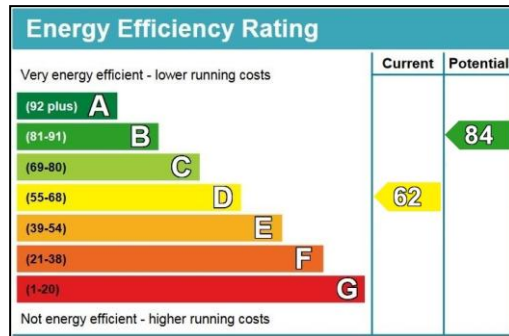
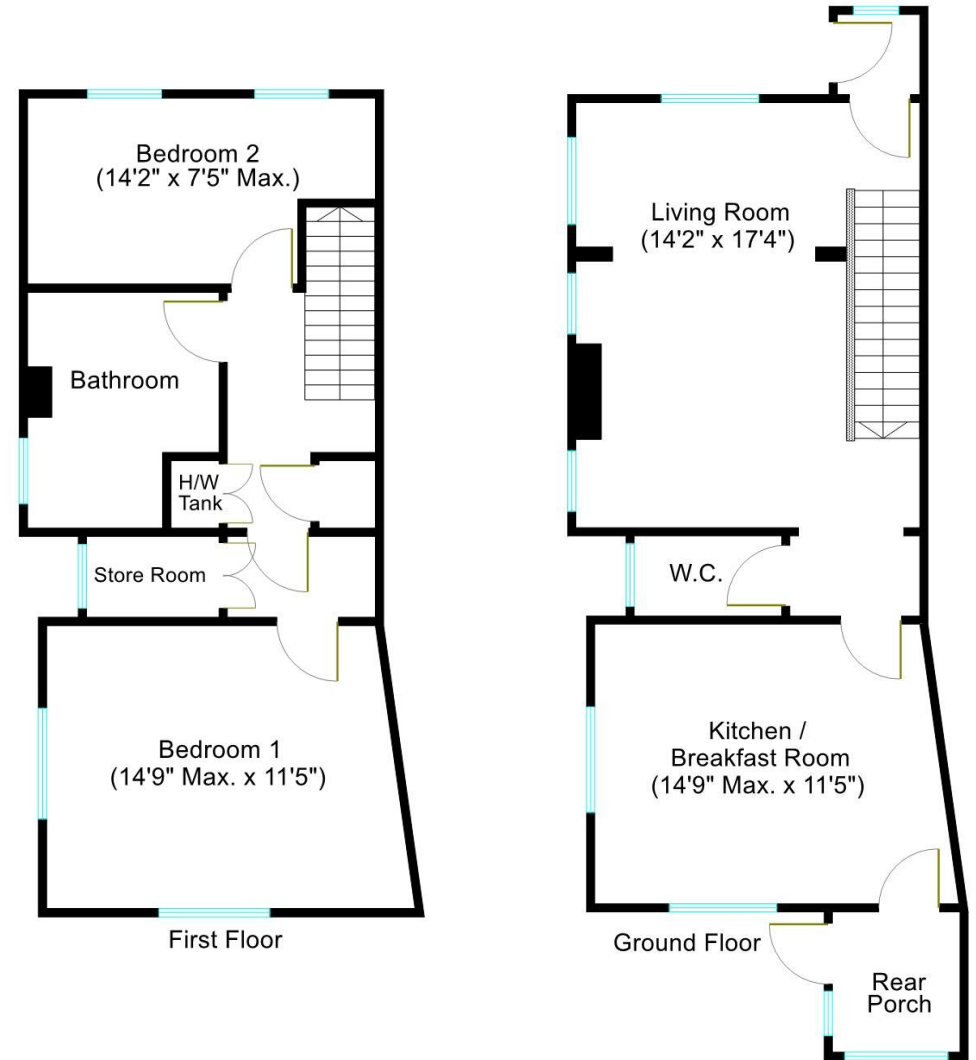
Local Authority: Winchester District Council.

Council Tax Band: D

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 = 952 sqft / 88.4 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:

1. 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.
2. 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.
3. These particulars do not constitute any part of an offer or contract.

