



1 Bridge Cottages
Buddens Lane
Wickham
PO17 6AY



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1 BRIDGE COTTAGES

PRICE GUIDE: £499,995

The Property

1 Bridge Cottage is a semi-detached dwelling constructed in 1903 as a Railway workers cottage. It stands in an enviable location adjacent to the old railway line which forms part of The Meon Valley Trail, open countryside to the rear and The Forest of Bere to the front. The property had a two storey extension in the 1970's and does have the potential to extend further, subject to planning, and would benefit from a certain amount of updating. The attractive garden is approximately 0.5 acres. A rare opportunity to purchase a property in this area so viewing is very highly recommended.

*** SITTING ROOM* DINING ROOM***

*** KITCHEN/BREAKFAST ROOM***

*** CONSERVATORY ***

*** THREE BEDROOMS* BATHROOM***

*** ATTRACTIVE GARDEN OF 0.5 ACRES***

*** OFF ROAD PARKING* DOUBLE GARAGE***

*** POPULAR SEMI-RURAL LOCATION***

The Location

Wickham is an historic 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 motorway.

Directions

At the crossroads by the church turn left onto the A32, proceed past The Roebuck Public House then take the second right hand turning into Buddens Lane where the property can be found on the left hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Glazed door opening to:

SITTING ROOM Double glazed window to front, fireplace, door to staircase to first floor, night storage heater*, square arch opening to:

DINING ROOM Double glazed window to side, fireplace, under stairs cupboard, night storage heater*, door opening to:

KITCHEN/BREAKFAST ROOM Double glazed windows to rear and side, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven*, microwave*, electric hob* with extractor* over, space for refrigerator, plumbing for washing machine, night storage heater*, double glazed door to front, double glazed patio doors opening to:

CONSERVATORY Double glazed windows to sides and rear overlooking garden, double glazed casement doors opening onto garden.

FIRST FLOOR

LANDING Loft hatch, night storage heater*, doors opening to:

BEDROOM ONE Double glazed windows to front overlooking garden and forest, built in wardrobes, night storage heater*.

BEDROOM TWO Double glazed window to side, built in wardrobe, airing cupboard housing hot water tank, door opening to:

BEDROOM THREE Double glazed windows to front and rear overlooking garden and countryside beyond, night storage heater*.

BATHROOM Double glazed window to rear, suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, low level w.c., wall mounted extractor fan*.

OUTSIDE The property is approached by a driveway leading past the house to the **DOUBLE GARAGE** with up and over door, power and light connected. The good sized **GARDEN** is to the front, side and rear of the property and is mainly laid to lawn. There are numerous shrubs and borders, hedging and trees. There is a workshop/shed, potting shed/garden shed and a summerhouse at the end of the garden. Adjacent to the side boundary runs the old railway line and to the rear is open countryside. The total plot is approximately 0.5 acres*.

TENURE: Freehold

SERVICES: Mains electricity and water supply, private drainage system, shared treatment plant*.

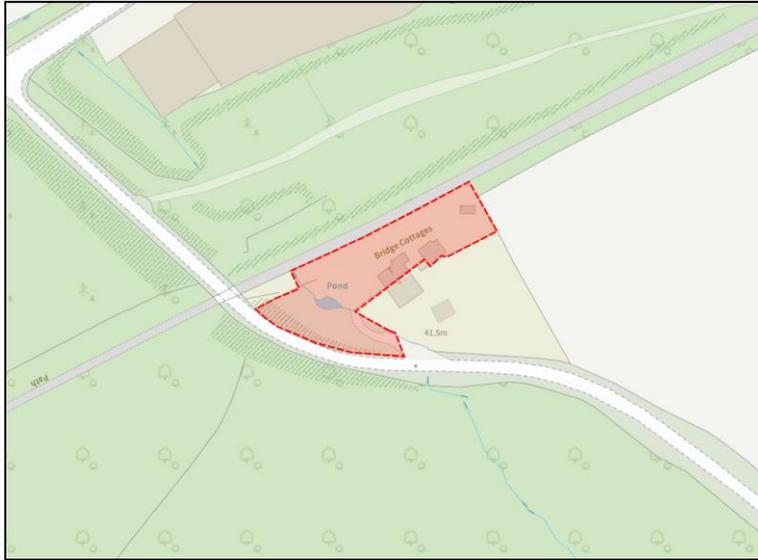
LOCAL AUTHORITY: Winchester City Council

COUNCIL TAX BAND: D

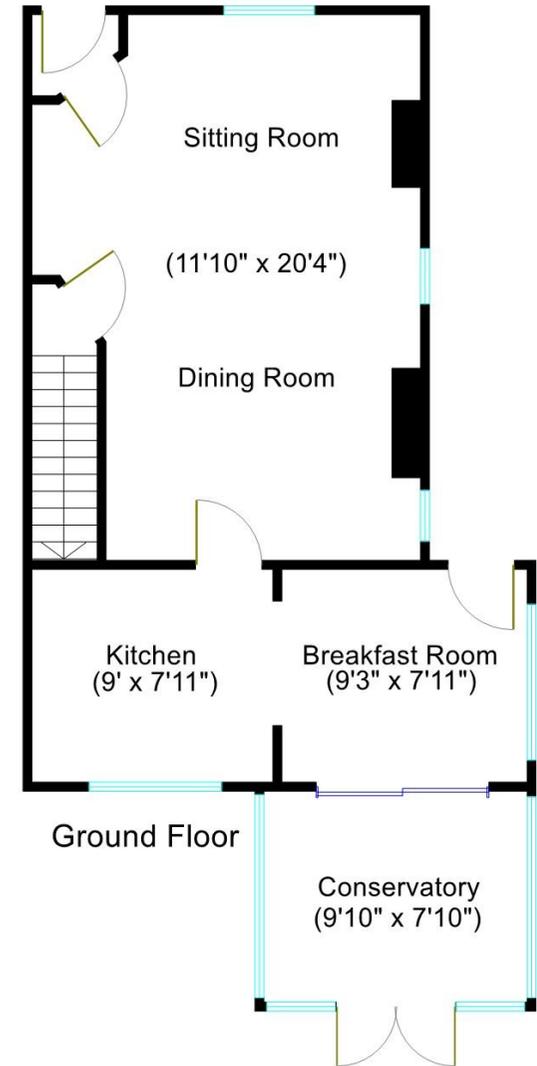
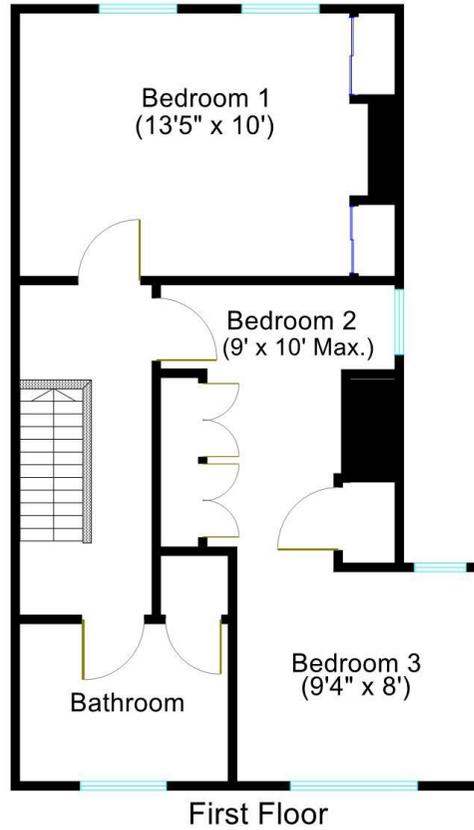
Agents Note **We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.*

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total Approx. internal floor area = 957.6 sqft / 89 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.

