



Little Acre
Titchfield Lane
Wickham
PO17 5NT



BYRNE
RUNCIMAN

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LITTLE ACRE

PRICE GUIDE: £700,000

The Property

This three bedroom detached bungalow believed to have been built in the 1940's with a later first floor addition stands in an attractive large garden of 0.6 acres. The property would benefit from a certain amount of updating. There are two reception rooms, a kitchen, utility, three bedrooms, two bathrooms, ample parking, patio and a double detached garage. This is a rare opportunity to acquire a property with potential in a much sought after location so viewing is very highly recommended.

- * **POPULAR SEMI-RURAL LOCATION ***
- * **ATTRACTIVE GARDEN OF 0.6 ACRES ***
- * **WOULD BENEFIT FROM UPDATING ***
- * **LOUNGE* DINING ROOM * KITCHEN ***
- * **THREE BEDROOMS* TWO BATHROOMS ***
- * **DOUBLE GARAGE* CARPORT ***

The Location

On the outskirts of the historical village of Wickham, at the southern end of the Meon Valley, offering all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network and Railway Station.

Directions

Turn right out of Wickham Square, proceed to the traffic lights and turn left into Titchfield Lane. Little Acre can be found on the left hand side just after the right hand turning to Biddenfield Lane and is accessed via a track to Webbs Land Cottage.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Door opening to:

ENTRANCE HALL Staircase to first floor, storage cupboard, doors opening to:

DINING ROOM Double glazed windows to side and rear overlooking garden, skirting radiators, open archway to:

LOUNGE Windows to side overlooking the garden, skirting radiators, door opening onto the garden.

KITCHEN Double glazed windows to side overlooking the garden, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, electric cooker point, space for refrigerator, plumbing for dishwasher, solid fuel boiler* servicing central heating* and hot water system*, radiator, door opening to:

UTILITY ROOM Window to side overlooking garden, plumbing for washing machine, door to garden, door to carport, door opening to:

CLOAKROOM High level window to front, low level w.c.

BEDROOM TWO Double glazed windows to side and front overlooking garden, skirting radiator.

BEDROOM THREE Double glazed windows to front and side, skirting radiator.

BATHROOM Window to side, suite comprising panelled bath, pedestal wash hand basin, low level w.c., tiled walls, radiator.

FIRST FLOOR

LANDING Window to side, eaves storage cupboards, doors opening to:

BEDROOM ONE Window to front and side with views of countryside, built in wardrobe, eaves storage cupboard, radiator, sliding door to:

ENSUITE SHOWER ROOM Window to side, suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c.

ATTIC ROOM Window to side, skilling ceilings.

OUTSIDE

The property is approached via a driveway leading to the **CARPORT** then continuing to the **DETACHED DOUBLE GARAGE** with twin up and over doors, window to side and pedestrian door to side. The attractive good sized **GARDEN** is predominantly to the rear and side, is mainly laid to lawn with numerous shrubs and borders, trees and a vegetable garden. The total plot is approximately 0.6 acres*.

TENURE: Freehold

SERVICES: Mains electricity, water supply and drainage.

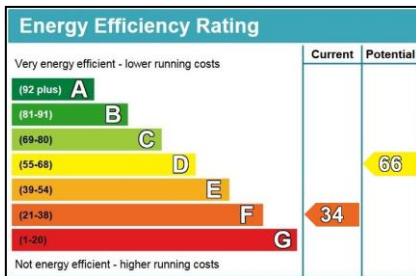
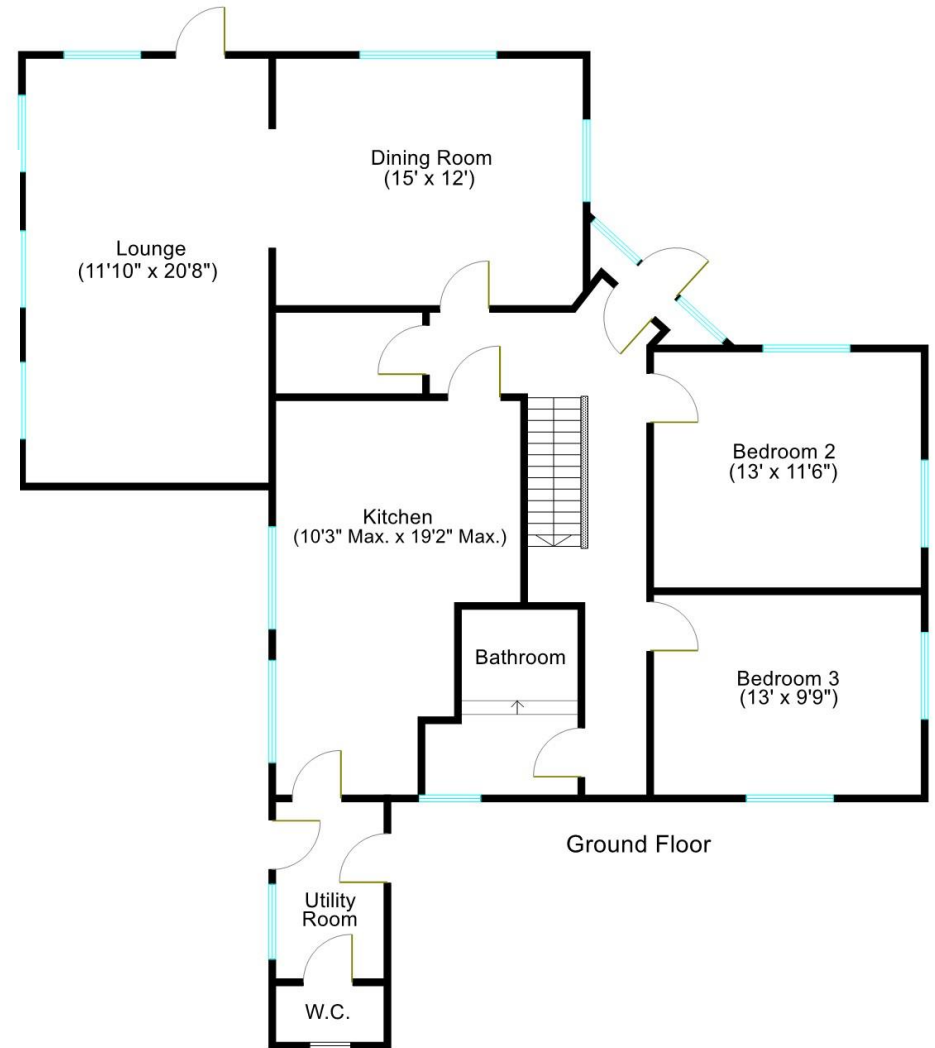
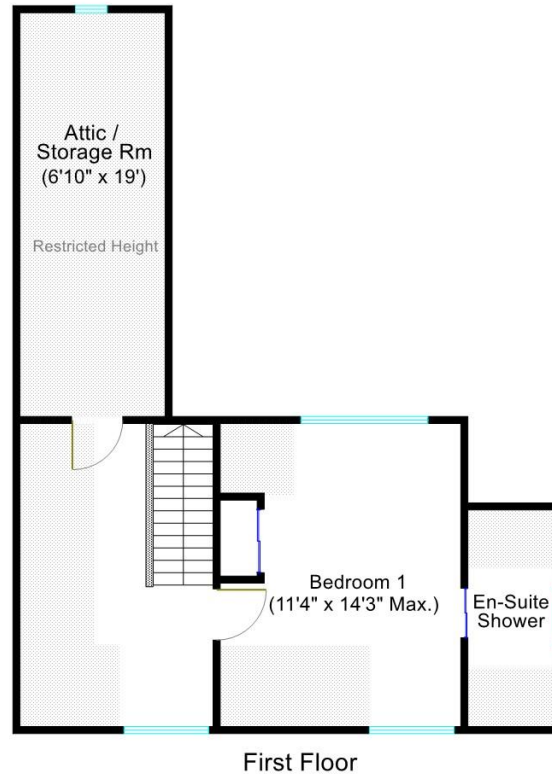
LOCAL AUTHORITY: Winchester City Council

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.

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





**Total approx. internal floor area = 1,481 sq ft/ 137.6 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.

