



The Old Dairy
Park Place Farm
Wickham
PO17 5HB



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THE OLD DAIRY

O.I.R.O. £850,000

The Property

This is a truly unique and impressive dwelling, formerly the dairy to Park Place Farm. Tucked away, in a secluded location adjacent to Park Place Convent and within walking distance to the historic Wickham Square. The property has been in the same family ownership for in excess of 100 years and was converted to a home by the family in the 1960's. The Old Dairy is a period property with a wealth of exposed beams. The accommodation is spacious and quirky and is in the region of 2,586 sq ft. There are a number of useful outbuildings on the driveway with potential to update. It is well presented throughout so viewing is very highly recommended.

- * **SECLUDED LOCATION NEXT TO PARK PLACE***
- * **CHARACTER FEATURES*EXPOSED BEAMS***
- * **LIVING ROOM*SITTING ROOM*CONSERVATORY***
- * **DINING ROOM * KITCHEN* UTILITY ROOM***
- * **THREE/FOUR BEDROOMS* TWO BATHROOMS***
- * **MEDITERRANEAN STYLE COURTYARD GARDEN***
- * **OUTBUILDINGS* AMPLE PARKING***
- * **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, then left into Park Place. Take right hand fork onto unmade drive and continue to the electronic gates which are the entrance to the property.

ACCOMMODATION

ENTRANCE PORCH Front door opening to:

ENTRANCE HALL Return staircase to first floor, doors to:
LIVING ROOM Double glazed windows to front and rear, exposed ceiling beam, brick fireplace with wood burning stove*, radiator, double glazed casement doors to front.

STUDY/BEDROOM FOUR Double glazed window to rear, radiator.

SHOWER ROOM Window to front, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., heated towel rail*.

DINING ROOM Double glazed windows to rear, exposed ceiling beam, serving hatch, radiators.

INNER LOBBY Door opening to:

SITTING ROOM Double glazed windows to side and front, skylights to front, pitched ceiling, exposed ceiling beams, contemporary wood burning stove*, double glazed casement doors to front, door opening to:

CONSERVATORY Windows to front and side, doors to garden.

KITCHEN Double glazed window overlooking fields, fitted with a range of wall and base units with granite and tiled work surfaces over, Butler sink with cupboards below, fitted electric oven*, gas hob*, plumbing for dishwasher, door to garden, door to porch, door to:

UTILITY ROOM Double glazed window overlooking fields, window to side, plumbing for washing machine.

PORCH Double glazed window, gas boiler* servicing central heating* and hot water system*, door to garden.

FIRST FLOOR

LANDING exposed beams, eaves storage cupboard, radiator, doors opening to and steps down:

BEDROOM ONE Double glazed windows to front and side overlooking fields, exposed beams, built in wardrobes, radiators.

BEDROOM TWO Double glazed window to front, exposed ceiling beams, radiator.

BEDROOM THREE Double glazed window to front, exposed ceiling beam, radiator.

BATHROOM Double glazed window to front, exposed ceiling beam, suite comprising panelled bath with shower over, wash hand basin with cupboard below, low level w.c., heated towel rail.

OUTSIDE The property is approached via a five bar gate opening onto a parking area and **FRONT GARDEN** where there are steps up to the front door, a raised terrace, numerous shrubs and borders and a wrought iron gate opens into the Mediterranean style **COURTYARD GARDEN** which is enclosed by walls.

OUTBUILDINGS

WORKSHOP 3.45m x 4.65m, of brick construction with a tiled roof, brick floor, skylight, power connected.

SHED 6.12m x 1.5m, of brick construction, with corrugated iron roof.

OPEN FRONTED SHED 6.18m x 2.5m, timber framed, with slate roof, concrete floor.

STORE 1.57m x 2.5m.

SERVICES: All main services.

TENURE: Freehold

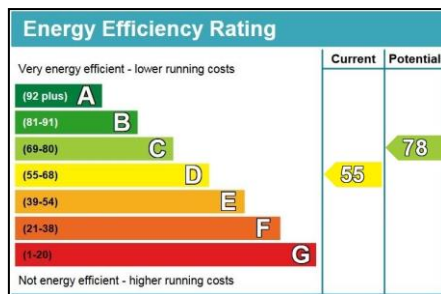
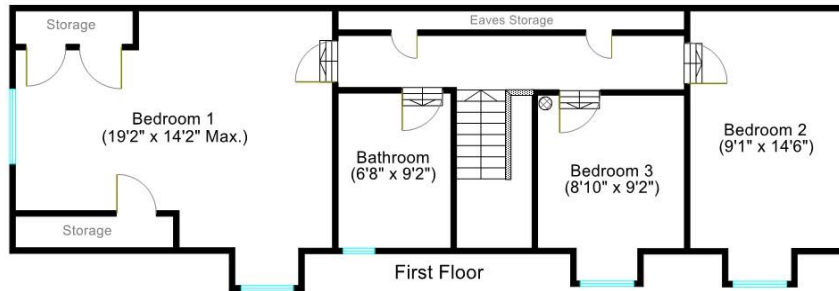
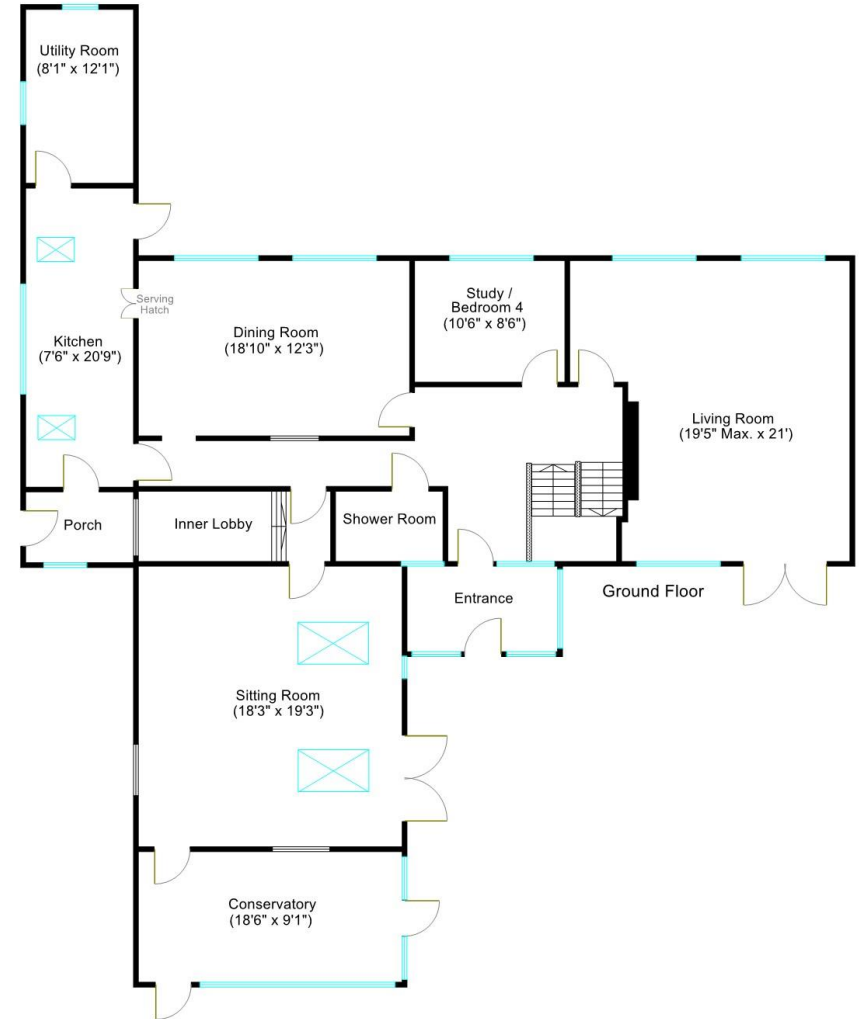
LOCAL AUTHORITY: Winchester City Council

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.

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





Total approx. internal floor area = 2,586.6 sq ft / 240.3 sqm.
Outbuildings = 495 sq ft / 46 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.
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