



Ridgemount
Hundred Acres Road
Wickham PO17 6HY



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RIDGEMOUNT

PRICE GUIDE: £650,000

The Property

Ridgemount is a versatile and spacious detached bungalow standing in a garden of 0.39 acres. It is in a popular semi-rural location very close to The Forest of Bere. It currently has the benefit of a one bedroom annex but the accommodation could be easily incorporated to make a large dwelling of 1,875 sq ft if so required. Viewing is very highly recommended.

- * **POPULAR SEMI-RURAL LOCATION***
- * **CLOSE TO THE FOREST OF BERE***
- * **GOOD SIZED GARDEN* 0.39 ACRES***
- * **VERSATILE ACCOMMODATION***
- * **ONE BEDROOM ANNEX***
- * **LIVING ROOM* DINING ROOM***
- * **TWO/THREE BEDROOMS* BATHROOM***

The Location

A popular semi-rural location close to the Forest of Bere which offers excellent walking and riding countryside. It is approximately two miles from the historic village of Wickham which offers all local amenities and is close to the town of Fareham with easy access to the M27 motorway network.

Directions

Leave Wickham square by the church and cross over the A32 to the B2177, Southwick Road. Proceed for approximately one mile and turn left into Hundred Acres Road and Ridgemount will be found on the right hand side where indicated by our For Sale board.

ACCOMMODATION

Front door opening to:

ENTRANCE HALL Double glazed windows to front, loft hatch, cupboard housing LPG boiler* servicing central heating* and hot water system* for main dwelling, radiator, doors opening to:

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM ONE Double glazed window to rear overlooking garden, radiator.

BATHROOM Double glazed windows to rear, suite comprising tiled shower cubicle, panelled bath, twin wash hand basins with cupboards below, low level w.c., partially tiled walls, ladder style radiator.

KITCHEN Double glazed casement doors to rear opening onto garden, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboard below, built in electric oven*, electric hob* with extractor over, space for fridge/freezer, plumbing for dishwasher and washing machine, radiator, opening to dining room.

LIVING ROOM Double glazed windows to front and sides, brick open fireplace, radiator, opening to:

DINING ROOM Double glazed window to side, radiator, door opening to:

ANNEX

KITCHEN/BREAKFAST ROOM Double glazed window to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with cupboard below, partially tiled walls, LPG gas cooker point, space for fridge/freezer, plumbing for washing machine, radiator, steps down to:

ENTRANCE HALL Entrance door to side, built in cupboard housing LPG boiler* servicing central heating* and hot water system* for annex, loft hatch, doors opening to:

BEDROOM Double glazed window to side, range of built in wardrobes, radiator.

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

LIVING ROOM Double glazed window to rear, double glazed casement doors opening onto garden, fireplace surround with fitted electric fire*, radiators.

OUTSIDE The property is approached via a driveway leading to an area for parking.

The **FRONT GARDEN** is mainly laid to lawn, some shrubs and a dwarf brick wall to the front. Pedestrian access at the side of the property to the good sized **REAR GARDEN** which is mainly laid to lawn, has a paved patio, an area of decking, mainly laid to lawn, fencing to sides, hedging to rear. There is a **WORKSHOP** with power and light connected. The total plot is approximately 0.39 acres*.

TENURE: Freehold.

SERVICES: Mains electricity and water supply. Private sewage treatment plant drainage*.

LOCAL AUTHORITY: Winchester.

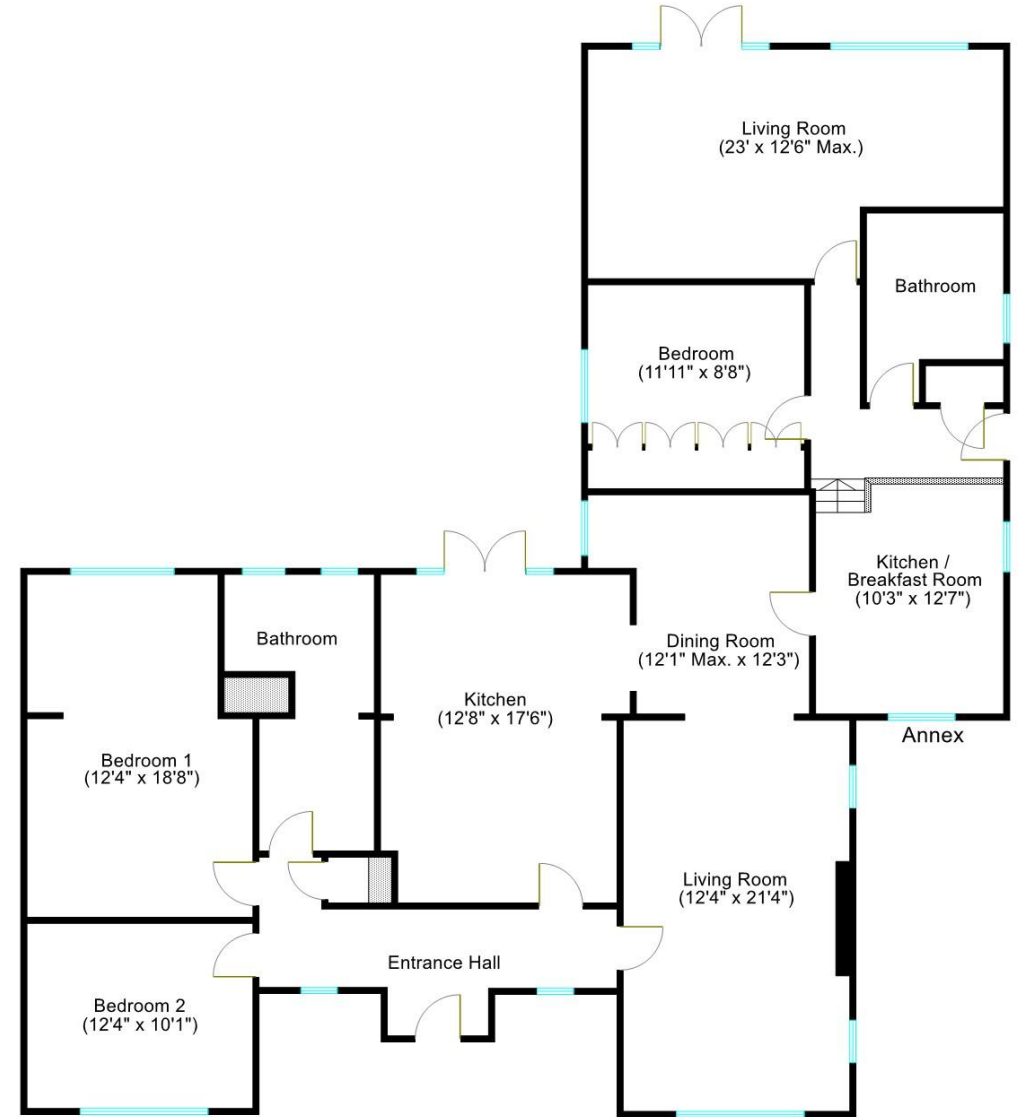
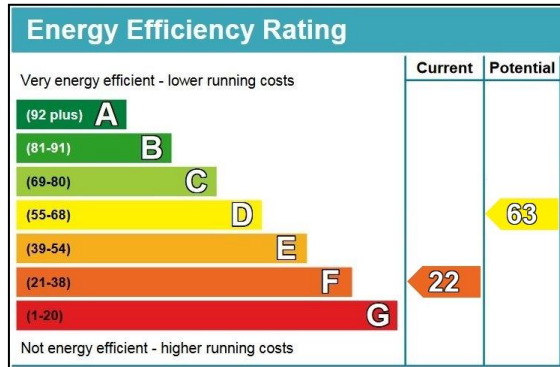
COUNCIL TAX BAND: E

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.



Total approx. internal floor area = 1,215.6 sq ft / 112.9 sqm
Annex: 663.6 sq ft / 61.6 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.

