



Liberty View
Lodge Hill
Newtown
PO17 6LQ



BYRNE
RUNCIMAN

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LIBERTY VIEW

PRICE GUIDE: £595,000

The Property

Liberty View is an older style detached cottage in the popular semi rural village of Newtown and just three miles from the historic Wickham Square which offers all local amenities. The accommodation benefits from a dining room, living room, kitchen/breakfast room, three bedrooms, bathroom and a good sized rear garden. The total plot is 0.27 acres. Viewing is very highly recommended.

- * **NO ONGOING CHAIN***
- * **POPULAR LOCATION CLOSE TO BERE FOREST***
- * **LIVING ROOM* DINING ROOM***
- * **KITCHEN/BREAKFAST ROOM***
- * **THREE BEDROOMS* BATHROOM ***
- * **GOOD SIZED REAR GARDEN* 0.27 ACRES***
- * **GARAGE* OFF ROAD PARKING***

The Location

Newtown is a semi rural village at the southern end of the Meon Valley close to the Forest of Bere. The historic village of Wickham is close by and offers all local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network.

Directions

Leave Wickham by the church, cross the A32 onto the B2177. Turn left into Hundred Acres. Proceed through the Forest of Bere and the property can be found on the right hand side.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE PORCH Double glazed windows to front and sides, door opening to:

ENTRANCE LOBBY Staircase to front door, doors opening to

DINING ROOM Double glazed window to front, cast iron fireplace with tiled hearth, radiator.

LIVING ROOM Double glazed windows to front and side, high level double glazed window to side, under stairs cupboard, radiators, serving hatch, door opening to:

SIDE PORCH Double glazed window to front, double glazed doors to both sides, built in cupboard, doors opening to:

W.C. Double glazed window to rear, low level w.c.

KITCHEN/BREAKFAST ROOM Window to rear, high level double glazed window to side, fitted with a range of wall and base units with work surfaces over, sink unit with cupboard below, partially tiled walls, oven* electric cooker point, space for fridge/freezer, radiator, door opening to:

CONSERVATORY Double glazed windows to side and rear, pitched roof, range of built in cupboards with plumbing for washing machine, double glazed doors opening to garden.

FIRST FLOOR

LANDING Airing cupboard housing hot water tank, radiator, doors opening to:

BEDROOM ONE Double glazed window to front with views of countryside, cast iron fireplace, radiator.

BEDROOM THREE Double glazed window to side, cast iron fireplace, radiator.

BEDROOM TWO Double glazed windows to rear and side, radiator.

BATHROOM Double glazed window to side, suite comprising panelled bath, wash hand basin with cupboard below, partially tiled walls, radiator.

W.C. Double glazed window to side, low level w.c.

OUTSIDE

The **FRONT GARDEN** has hedging to front, a lawn and some shrubs and borders. A gateway opens onto the driveway and leading to the **DETACHED GARAGE** with up and over door. The good sized **REAR GARDEN** which continues at an angle is mainly laid to lawn, shrubs, fruit trees, two sheds, greenhouse. A public footpath runs across the rear part of the garden. The total plot is approximately 0.27 acres*.

Tenure: Freehold.

Services: Mains electricity and water supply, private cesspit drainage*. New external oil fired boiler* servicing central heating* and hot water system.* (Installed Dec 2023).

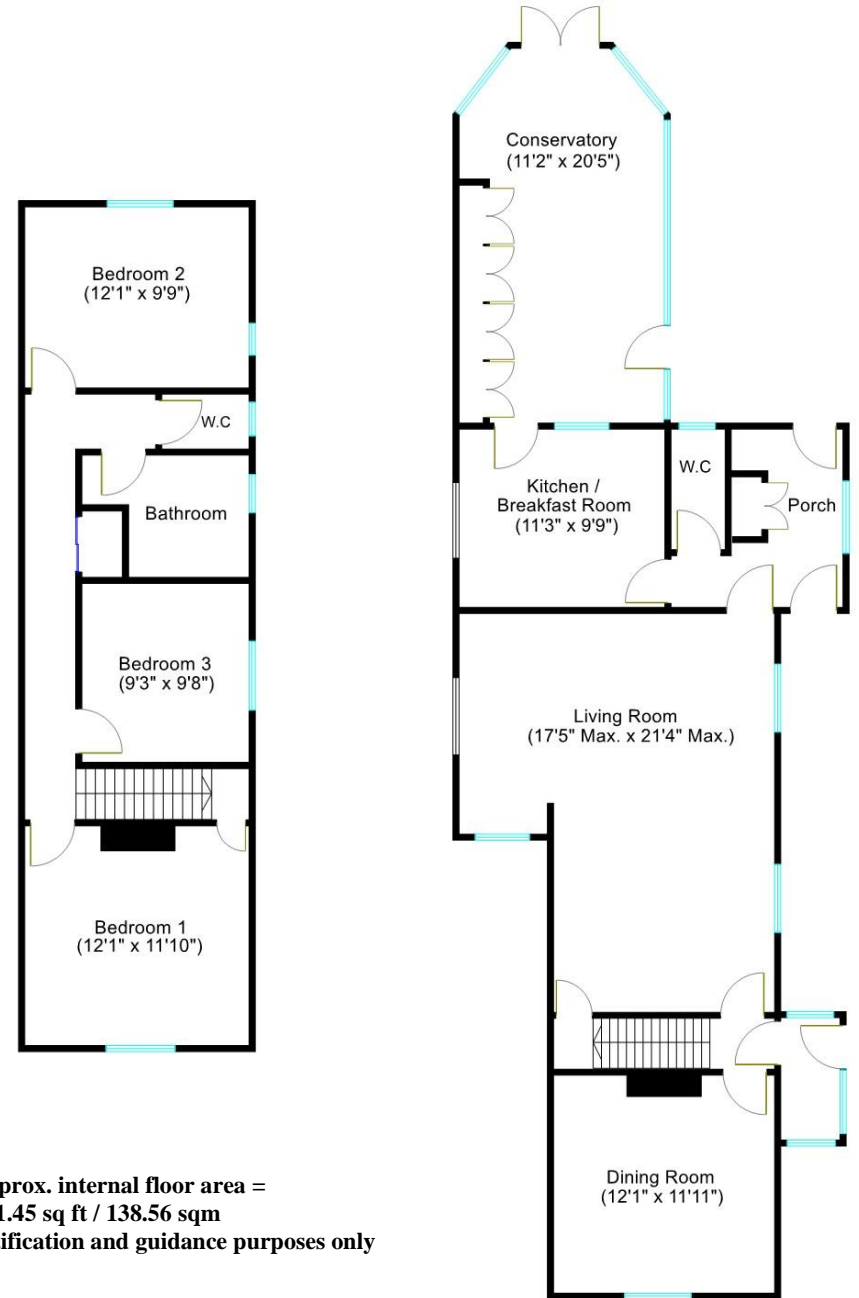
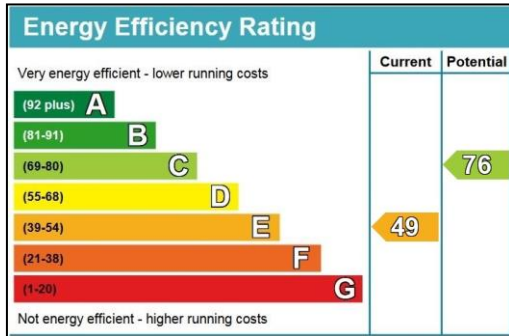
Local Authority: Winchester District Council.

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 =
1,491.45 sq ft / 138.56 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.

