



Wilmarmic  
Botley Road  
Shedfield  
SO32 2JG



BYRNE  
RUNCIMAN

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## WILMARMIC

**PRICE GUIDE: £395,000**

### The Property

Wilmarmic is an older style semi-detached cottage in the popular semi-rural village of Shedfield just two miles from the historic Wickham Square which offers all local amenities. The accommodation benefits from a sitting room, dining room, kitchen/breakfast room, three bedrooms, two bathrooms and an enclosed rear garden. It is well presented throughout so viewing is very highly recommended.

- \* **CHARACTER PROPERTY** \*
- \* **NO ONGOING CHAIN** \*
- \* **SITTING ROOM\* DINING ROOM** \*
- \* **KITCHEN/BREAKFAST ROOM** \*
- \* **THREE BEDROOMS \* TWO BATHROOMS** \*
- \* **ENCLOSED REAR GARDEN** \*
- \* **CLOSE TO SHEDFIELD COMMON\***

### The Location

Shedfield is approximately two miles from the historical village of Wickham, at the southern end of the Meon Valley, which offers a full range of local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network and railway station.

### Directions

Turn right out of Wickham Square, proceed for a mile then take the lefthand fork to Botley. The property can be found on the right hand side just before the right hand turning into Church Road.

### ACCOMMODATION

Front door opening to:

**ENTRANCE PORCH** Windows to side, door opening to:

**ENTRANCE HALL** Staircase to first floor, understairs recess, radiator, panelled doors opening to:

**SITTING ROOM** Double glazed windows to front and side, cast iron fireplace, radiator.

**CLOAKROOM** Double glazed window to rear, low level w.c., wash hand basin, heated towel rail.

**KITCHEN/BREAKFAST ROOM** Double glazed window to side, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboards below, partially tiled walls, Range style oven\* with extractor over\*, space for fridge/freezer, cupboard housing wall mounted gas boiler\* servicing central heating\* and hot water system\*, plumbing for dishwasher and washing machine, open archway to:

**DINING ROOM** Double glazed windows to rear and side, roof lantern, radiator, double glazed casement doors to garden.

### FIRST FLOOR

**LANDING** Double glazed window to front with views of countryside, staircase to second floor, radiator, panelled doors opening to:

**BEDROOM ONE** Double glazed window to front with views of countryside, built in wardrobes, cast iron fireplace, (currently behind a panel), radiator.

**BEDROOM TWO** Double glazed window to rear cast iron fireplace, radiator.

**BATHROOM** Double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, ladder style radiator.

### SECOND FLOOR

**LANDING** Panelled doors opening to:

**BEDROOM THREE** Skilling ceilings, velux window to rear, double glazed window to side, radiator.

**SHOWER ROOM** Skilling ceiling, velux window to rear, suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., heated towel rail.

### OUTSIDE

To the front of the property there is a gravelled parking area and a pedestrian gate to the side giving access to the enclosed **REAR GARDEN** which has a gravelled area, decked area, paved patio and some shrubs and borders.

**Tenure:** Freehold.

**Services:** All main services.

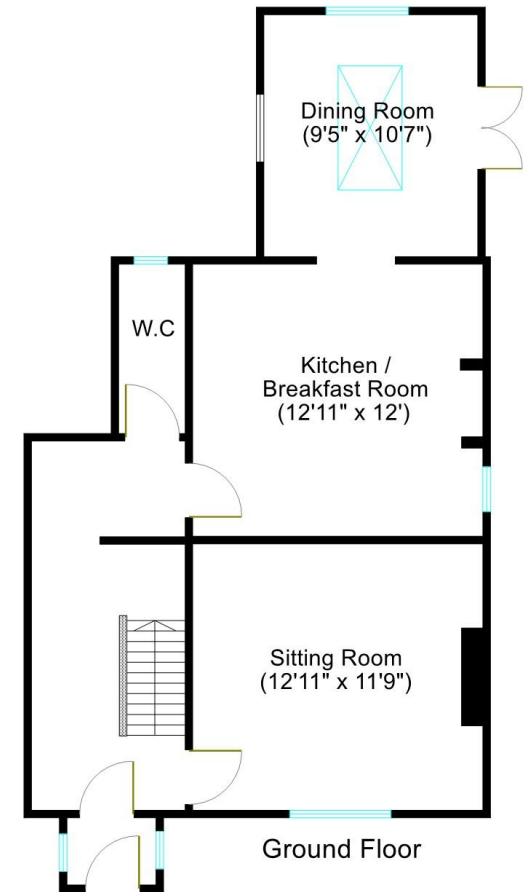
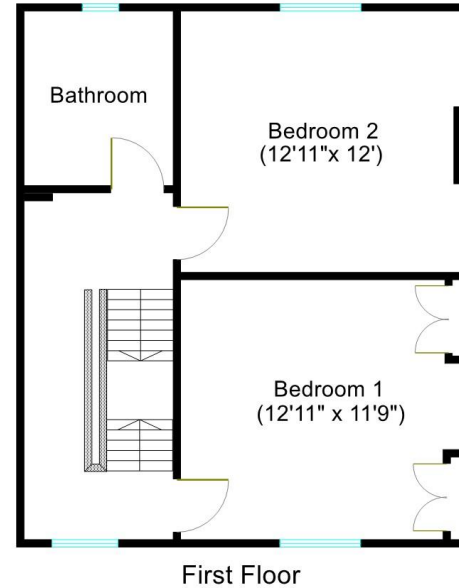
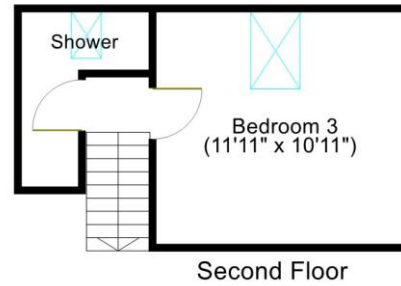
**Local Authority:** Winchester District Council.

**Council Tax Band:** D

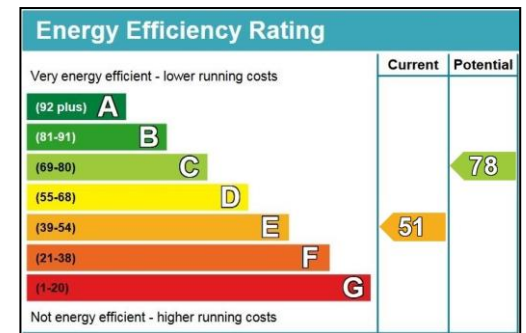
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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





**Total Approx. internal floor area =  
1,227 sq ft / 114 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.
- These particulars do not constitute any part of an offer or contract.



