



Claremont  
Solomons Lane  
Shirrell Heath  
SO32 2HU

**BR** BYRNE  
RUNCIMAN

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## CLAREMONT

**PRICE GUIDE: £735,000**

### The Property

Claremont is an older style detached property that dates back to 1897. It is in a popular semi rural location and stands in a good sized garden that backs onto paddock land. It benefits from four bedrooms, lounge, dining room, kitchen/breakfast room and a detached double garage. To the rear is the original Victorian wash house, of single brick construction, which is currently being used as a studio/hobby room. This property has great potential so viewing is highly recommended.

- \* **POPULAR LOCATION\***
- \* **LOUNGE \* DINING ROOM\***
- \* **KITCHEN/BREAKFAST ROOM\* UTILITY ROOM\***
- \* **FOUR BEDROOMS \* BATHROOM\***
- \* **ATTRACTIVE GARDEN \* DOUBLE GARAGE\***
- \* **GREAT POTENTIAL\***

### The Location

Shirrell Heath is close to the historic village of Wickham at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is nearby with easy access to the M27 motorway network.

### Directions

Turn right out of Wickham Square and proceed for one mile. Turn right (after left hand turning to Botley), where signposted Shirrell Heath. Proceed for approx one mile and at the crossroads turn left into Solomons Lane. Claremont is on the right.

### ACCOMMODATION

Front door opening to:

**ENTRANCE PORCH** Double glazed window to side, glazed door to:

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

**LOUNGE** Double glazed bow window to front, double glazed window to side, natural stone fireplace with electric stove\*, radiators.

**DINING ROOM** Double glazed windows to front and side, brick corner hearth with fitted wood burning stove\*, radiator.

**BATHROOM** double glazed window to rear, suite comprising free standing bath, large tiled shower cubicle, low level w.c., pedestal wash hand basin, half tiled walls, radiator/heated towel rail.

**KITCHEN/BREAKFAST ROOM** Double glazed windows to rear and side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboards below, breakfast bar, Rangemaster oven\*, integrated larder fridge\* and dishwasher\*, cupboard housing gas boiler\* servicing heating\* and hot water system\*, radiator, door to:

**UTILITY ROOM** Fitted wall and base units with work surfaces over, inset sink unit, plumbing for washing machine, door to garden, glazed door opening to:

**STUDIO/HOBBY ROOM** (Former Victorian wash house of single brick construction), double glazed windows to rear and side, pitched ceiling, fireplace, double glazed casement doors to garden.

### FIRST FLOOR

**LANDING** Double glazed window to front, loft hatch, doors opening to:

**BEDROOM ONE** Double glazed windows to front and side, built in wardrobes, radiator.

**BEDROOM TWO** Double glazed window to front, built in wardrobe and dressing table unit, recessed shelving to chimney breast, radiator.

**BEDROOM THREE** Double glazed window to side, radiator.

**BEDROOM FOUR** Double glazed windows to rear and side with views over countryside, radiator.

**W.C.** Double glazed window to rear with views over countryside, low level w.c., vanity basin with cupboard below, airing cupboard housing hot water tank, radiator.

### OUTSIDE

The property is approached via a 5 bar gate onto driveway, offering parking and leading to the **DOUBLE GARAGE** with electric door\*, power and light connected, pedestrian door to garden.

The **FRONT GARDEN** has a gravelled area and well stocked borders, pedestrian access to the side of the property opening onto the good sized **REAR GARDEN**. It has a patio area, mainly laid to lawn, numerous shrubs and borders, vegetable garden, shed and wood store. It backs onto paddock land at the rear.

**Tenure:** Freehold.

**Services:** All main services.

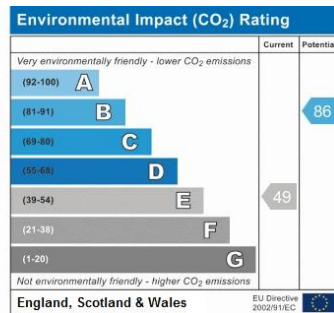
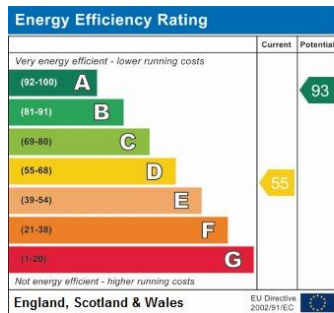
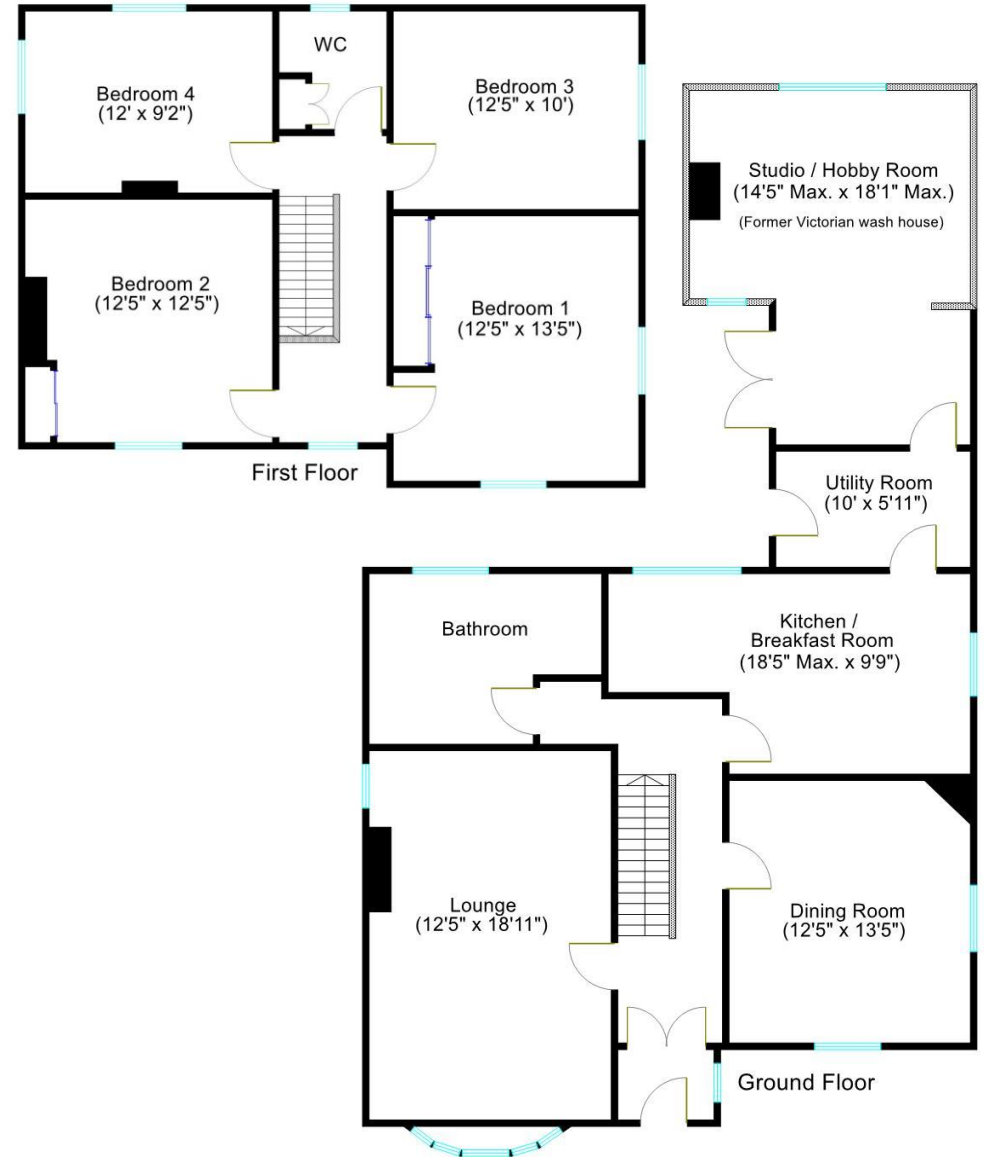
**Local Authority:** Winchester District Council.

**Council Tax Band:** G

**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 = 1,804.3 sqft / 163.6 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.

