



Plot 1 Four Acres  
Ingoldfield Lane  
Newtown  
PO17 6LF



BYRNE  
RUNCIMAN

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

## FOUR ACRES – PLOT 1

**PRICE GUIDE: £650,000**

### The Property

A detached bungalow for refurbishment or replacement with a four bedroom house, subject to planning approval, in a sought after location. The existing property is in need of total renovation with the current accommodation having a sitting room, dining room, kitchen, three bedrooms and two bathrooms. There is further land available to the rear under separate negotiation. Viewing is highly recommended.

- \* **NO FORWARD CHAIN \***
- \* **SOUGHT AFTER LOCATION \***
- \* **REFURBISHMENT/REPLACEMENT \***
- \* **FURTHER LAND AVAILABLE TO PURCHASE \***
- \* **PROPOSED FOUR BEDROOM HOUSE \***
- \* **CURRENT 1,195 SQ FT/ 111 SQM \***
- \* **CLOSE TO THE FOREST OF BERE \***

### 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. After approximately one mile take the left hand turning into Hundred Acres. Proceed through the Forest to the junction, go straight across and the property is on the left hand side.

## CURRENT ACCOMMODATION

**ENTRANCE HALL**  
**SHOWER ROOM**  
**SITTING ROOM**  
**DINING ROOM**  
**KITCHEN/BREAKFAST ROOM**  
**BATHROOM**  
**BEDROOM TWO**  
**BEDROOM THREE**  
**STUDY**  
**BEDROOM ONE**  
**DRESSING ROOM**

## OUTSIDE

There is a lawned area to the front of the property and the rear has been cleared.

**TENURE:** Freehold.

**SERVICES:** Mains electricity and water supply. Private drainage system\*.

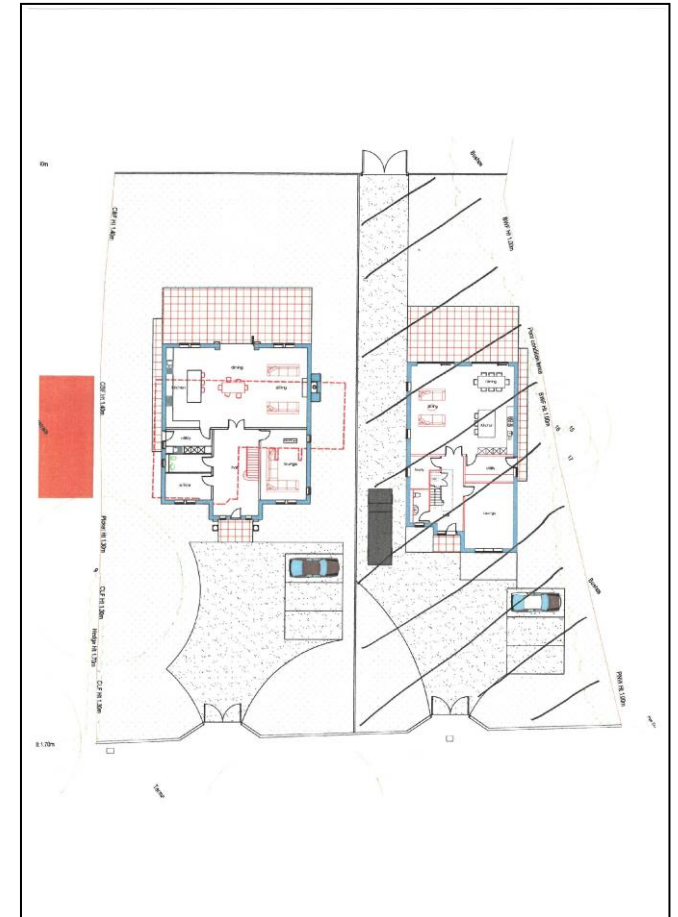
**LOCAL AUTHORITY:** Winchester.

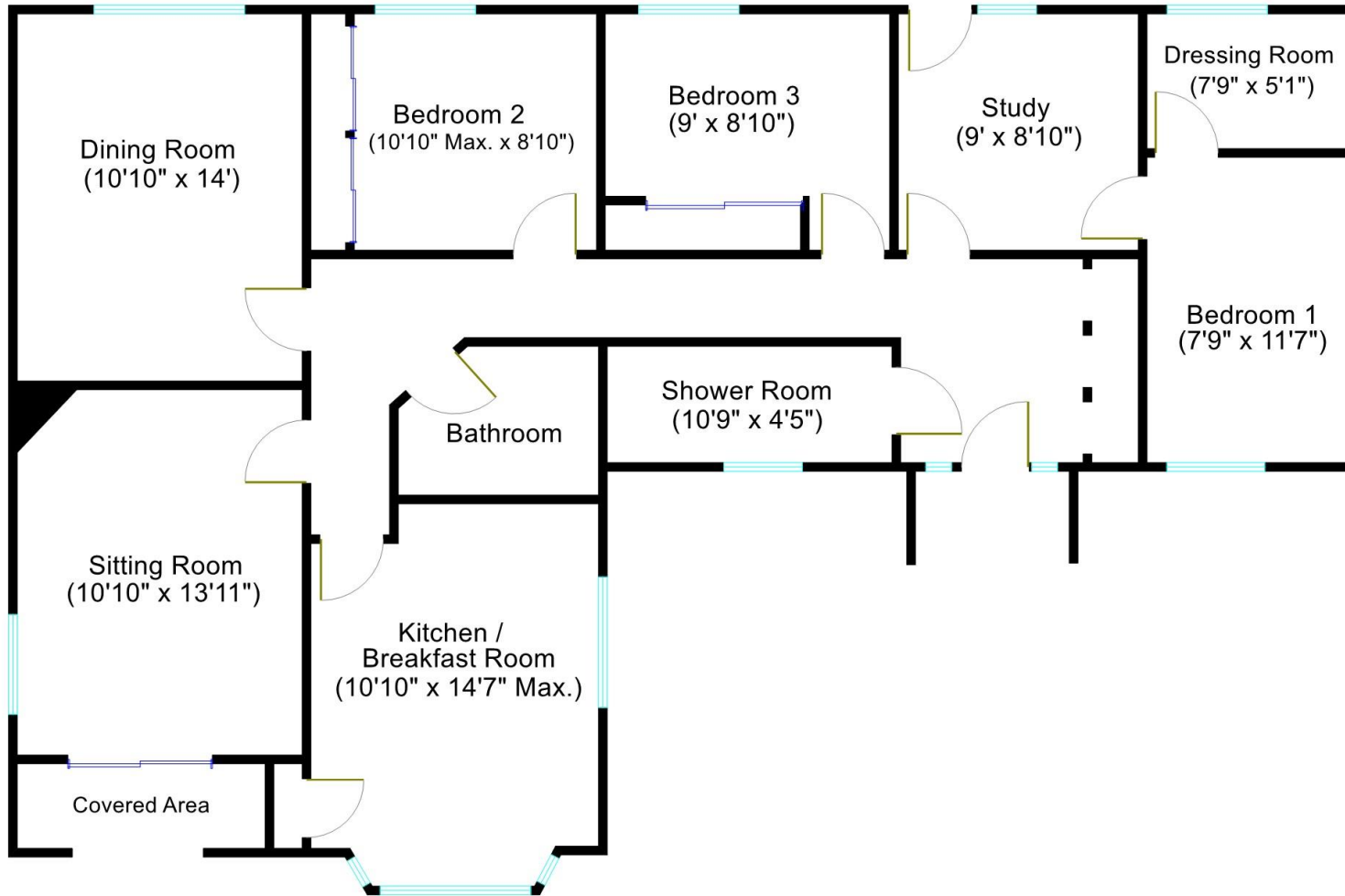
**COUNCIL TAX BAND:** E

**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.

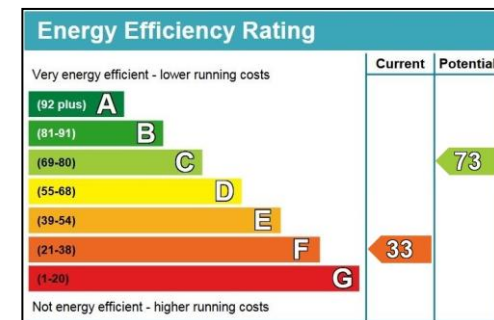
All measurements contained herein are to be considered approximate.

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





**Total approx. internal floor area  
= 1,195 sq ft / 111 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.

