



29 Manor Close  
Wickham  
Hampshire  
PO17 5BZ



BYRNE  
RUNCIMAN

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## 29 MANOR CLOSE

**PRICE GUIDE: £570,000**

### The Property

Number 29 Manor Close is a modern detached property believed to have been built in the 1970's. It stands in a mature cul-de-sac within walking distance of the historic Wickham Square and all its amenities. It benefits from its popular location, very attractive front and rear gardens with the latter having a southerly aspect, off road parking and a garage. The spacious kitchen has quartz work surfaces and opens onto the utility room. This property is well presented throughout so viewing is highly recommended.

- \* **POPULAR VILLAGE LOCATION \***
- \* **SITTING ROOM \* DINING ROOM \* KITCHEN \***
- \* **FOUR BEDROOMS \* TWO BATHROOMS \***
- \* **GARAGE \* DRIVEWAY PARKING \***
- \* **ATTRACTIVE GARDENS TO FRONT AND REAR \***
- \* **CLOSE TO WICKHAM SQUARE \***

### The Location

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

### Directions

Turn left out of Wickham Square and then take the third turning on the right into Manor Close. Follow the road round where number 29 can be found on the right hand side.

### ACCOMMODATION

**CANOPY PORCH** Double glazed front door opening to:

**ENTRANCE HALL** Return staircase to first floor, under stairs cupboard, radiator, doors opening to:

**CLOAKROOM** Wash hand basin with cupboards below, low level w.c., ladder style radiator.

**OFFICE** Double glazed window to front, radiator.

**SITTING ROOM** Double glazed bow window to front, contemporary radiator, open arch to:

**DINING ROOM** Double glazed patio doors opening onto garden, contemporary radiator, opening to:

**KITCHEN** Double glazed window to rear overlooking garden, fitted with a range of wall and base units with quartz work surfaces over, inset sink unit with cupboard below, Rangemaster oven\*, with extractor over\*, space for fridge/freezer\*, integrated dishwasher\*, under floor heating\*, opening onto:

**UTILITY ROOM** Double glazed door opening onto garden, roof lantern, fitted with a range of wall and base units with quartz work surfaces over, inset sink unit with cupboard below, built in microwave\*, door to garage.

### FIRST FLOOR

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

**BEDROOM ONE** Double glazed window to rear overlooking garden, built in wardrobes, radiator, door opening to:

**ENSUITE SHOWER ROOM** Shower cubicle, wash hand basin with cupboards below.

**BEDROOM TWO** Double glazed window to front, radiator.

**BEDROOM THREE** Double glazed window to front, built in wardrobes, radiator.

**BEDROOM FOUR** Double glazed window to rear overlooking garden, wardrobe cupboard, radiator.

**BATHROOM** Double glazed window to side, suite comprising panelled bath with shower over, low level w.c., contemporary wash hand basin with drawers

below, airing cupboard housing hot water tank, ladder style radiator.

### OUTSIDE

The property is approached over driveway offering parking and leading to the attached **SINGLE GARAGE** with up and over door, wall mounted gas boiler\* servicing central heating\* and hot water system\*, door to utility room. The **FRONT GARDEN** is laid to lawn with numerous shrubs and borders. The attractive **REAR GARDEN** is enclosed by fencing has an extensive paved patio, area of lawn, numerous shrubs and borders and two sheds.

**Tenure:** Freehold.

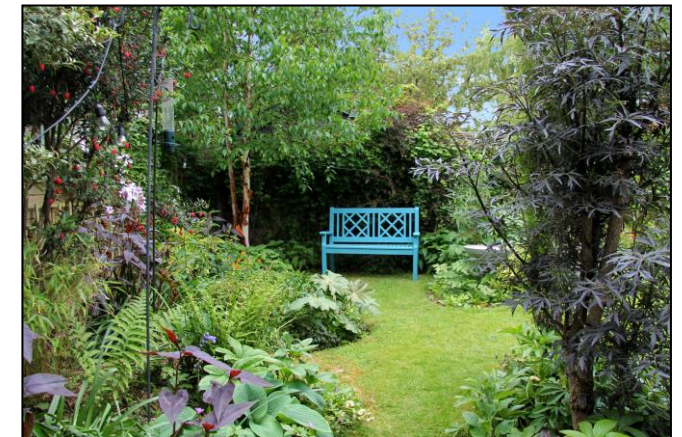
**Services:** All main services.

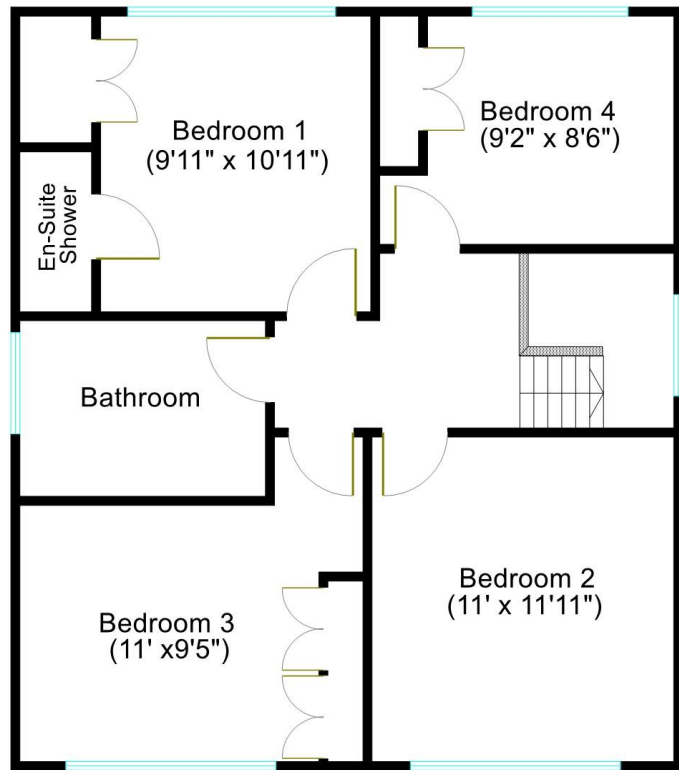
**Local Authority:** Winchester District Council.

**Council Tax Band:** F

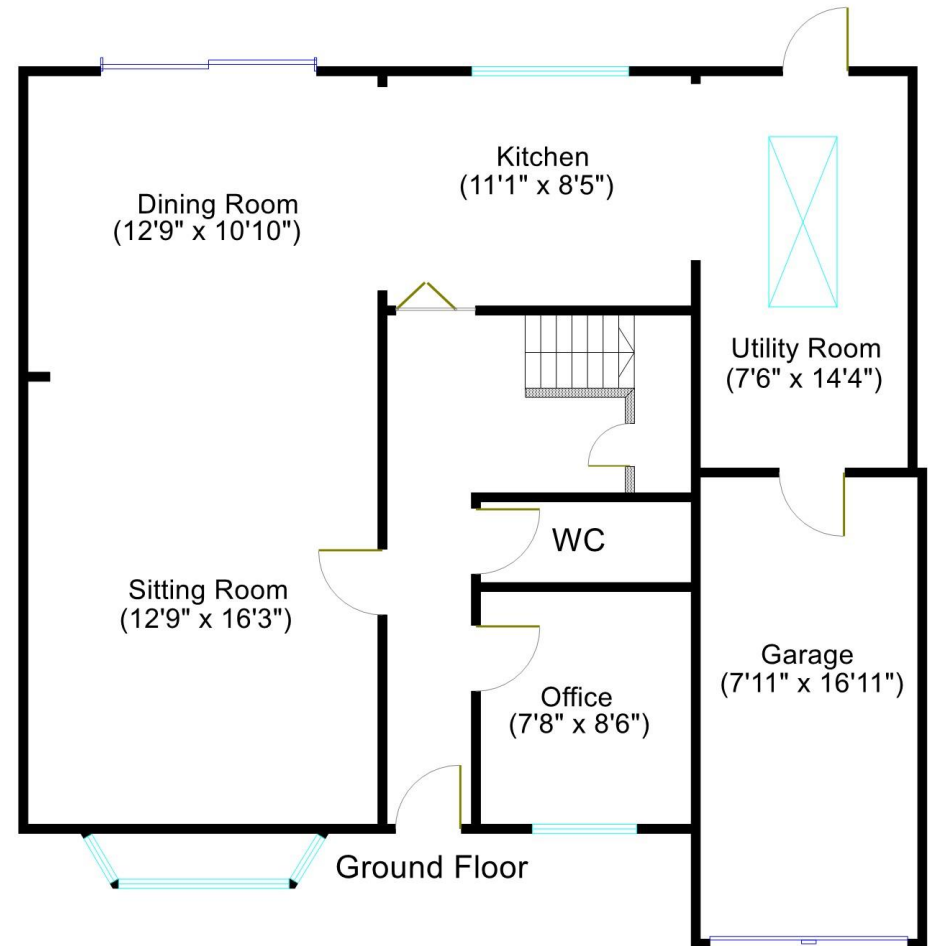
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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

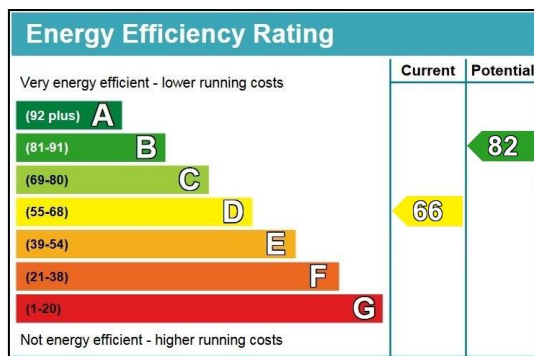




First Floor



Ground Floor



Total Approx. internal floor area = 1,571.3 sq ft / 146 sqm  
(To include the garage).

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.



