



Jonquil
Twynhams Hill
Shirrell Heath
SO32 2JL



Tel: 01329 834579 www.byrnerunciman.co.uk

JONQUIL

PRICE GUIDE: £675,000

The Property

A rare opportunity to acquire a spacious detached bungalow in a sought after semi-rural location in Shirrell Heath. The property was comprehensively renovated to a high specification eight years ago by the current owners. The well proportioned accommodation offers an open plan kitchen/dining/sitting room opening onto the attractive rear garden. Jonquil is well presented throughout so viewing is very highly recommended.

- * **DETACHED BUNGALOW** *
- * **SOUGHT AFTER LOCATION** *
- * **SPACIOUS KITCHEN/BREAKFAST ROOM** *
- * **SITTING ROOM** * **UTILITY ROOM** *
- * **FOUR BEDROOMS** * **TWO BATHROOMS** *
- * **1,376.8 SQ FT/ 127.9 SQM** *
- * **ATTRACTIVE GARDEN** * **GARAGE** *

The Location

Shirrell Heath is a semi rural village close to the historic village of Wickham which offers all local amenities. Fareham and Hedge End are nearby with easy access to the M27 motorway network.

Directions

Turn right out of Wickham Square and proceed past the left hand fork to Botley then turn first right where signposted Shirrell Heath. Proceed for approximately one mile then turn right into Twynhams Hill and the property is on the right.

ACCOMMODATION

Canopy porch, double glazed front door, with adjacent double glazed window panel, opening to:

ENTRANCE HALL Loft hatch, oak flooring, radiator, doors opening to:

BEDROOM ONE Double glazed window to front, range of built in wardrobes, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, low level w.c., wash hand basin with adjacent surfaces and cupboards below, fully tiled walls, tiled floor, ladder style radiator

BEDROOM THREE Double glazed window to front, radiator.

BATHROOM Double glazed window to side, suite comprising panelled bath, tiled shower cubicle, low level w.c., wash hand basin with cupboards below, fully tiled walls, airing cupboard, tiled floor, ladder style radiator

BEDROOM TWO Double glazed window to side, double glazed door to side, oak flooring, radiator, door opening to:

ENSUITE W.C. Low level w.c., wash hand basin with adjacent surfaces and cupboards below, oak flooring, ladder style radiator.

BEDROOM FOUR Double glazed window to side, radiator,

SITTING ROOM Double glazed windows to side, wood burning stove*, oak flooring, contemporary radiator, opening to:

KITCHEN/DINING ROOM Double glazed window to rear, double glazed casement doors, with adjacent double glazed window panels, opening

onto garden, fitted with an extensive range of wall and base units with Silestone surfaces over, inset one and a half bowl sink unit with cupboard below, built in twin electric ovens*, induction hob* with pop up extractor fan*, integrated dishwasher* and fridge/freezer*, tiled floor, door opening to:

UTILITY ROOM Double glazed door opening to garden, fitted with range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, plumbing for washing machine*, tiled floor, radiator.

OUTSIDE The property is approached over a gravelled driveway and parking area and leading to the attached **SINGLE GARAGE** with doors to front, door to rear garden.

The **FRONT GARDEN** has hedging to the front and side, numerous shrubs and pedestrian access to the side of the property to the attractive southerly facing **REAR GARDEN** which is enclosed by fencing. There is an extensive paved patio area, gazebo, lawn and raised borders with numerous shrubs.

TENURE: Freehold.

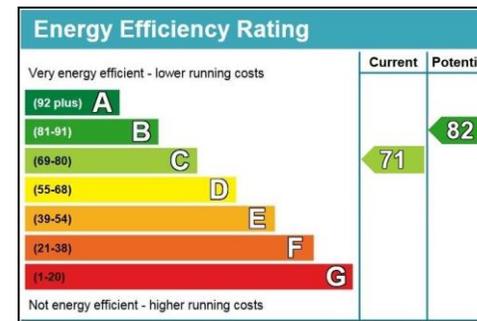
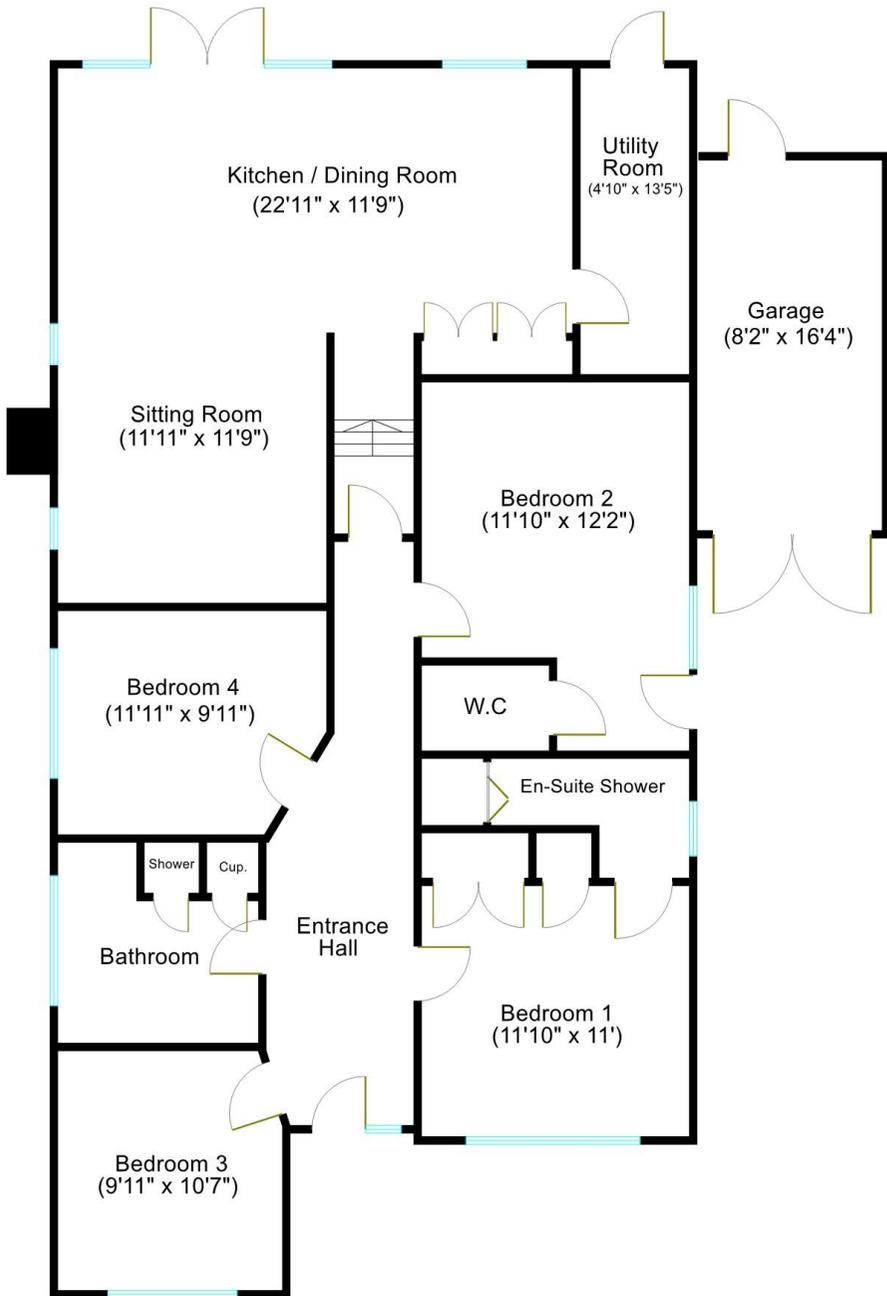
SERVICES: All main services.

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
 = 1,376.8 sq ft / 127.9 sqm
 (excluding 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.

