



Brimstone
Mayles Lane
Wickham
PO17 5ND



BYRNE
RUNCIMAN

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BRIMSTONE

PRICE GUIDE: £575,000

The Property

Brimstone is set on the banks of the River Meon and comprises a modern four bedroom semi-detached property constructed in 1988. It is located in Mayles Lane, a popular location, and is within walking distance of the historic Wickham Square and all its amenities. The tranquil rear garden has the River Meon meandering through with an attractive Monet bridge spanning the banks and giving access to a further natural area which inclines to The Old Railway Line, (Meon Valley Trail) and beyond. It benefits from off road parking and a garage. An early viewing is very highly recommended.

- * NO ONWARD CHAIN *
- * LANDSCAPED GARDEN* PLOT OF 0.32 ACRES *
- * ON THE BANKS OF THE RIVER MEON *
- * SITTING ROOM*KITCHEN/BREAKFAST ROOM *
- * FOUR BEDROOMS * TWO BATHROOMS *
- * GARAGE * DRIVEWAY PARKING *
- * 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 second turning on the right into Mayles Lane. Brimstone can be found on the right hand side.

ACCOMMODATION

OPEN FRONTED PORCH Front door opening to:

ENTRANCE HALL Staircase to first floor, door to garage, radiator, doors opening to:

CLOAKROOM Wash hand basin, low level w.c., half tiled walls.

KITCHEN/BREAKFAST ROOM Double glazed window to front, fitted with a range of wall and base units with work surfaces over, inset single drainer sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob*with extractor over*, breakfast bar, tiled floor, double glazed door to side, open archway to:

UTILITY AREA Plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler* servicing central heating* and hot water system*, tiled floor.

SITTING ROOM Double glazed bow window to rear overlooking garden, feature wall mounted electric fire*, radiator, double glazed patio doors opening onto garden.

FIRST FLOOR

LANDING Loft hatch, airing cupboard housing hot water tank, doors opening to:

BEDROOM ONE Double glazed window to rear overlooking garden, River Meon and countryside beyond, range of built in wardrobes, radiator, door opening to:

ENSUITE SHOWER ROOM Tiled shower cubicle, pedestal wash hand basin, low level w.c.

BEDROOM THREE Double glazed window to rear overlooking garden, River Meon and countryside beyond, range of built in wardrobes, radiator.

BEDROOM TWO Double glazed window to front, radiator.

BEDROOM FOUR Double glazed window to front, radiator.

BATHROOM Double glazed window to front, suite comprising panelled bath, low level w.c., pedestal wash hand basin, fully tiled walls, radiator.

OUTSIDE

The property is approached over a brick paviour driveway offering parking and leading to the **INTEGRAL SINGLE GARAGE** with up and over door to the front, internal door to entrance hall.

Pedestrian access to the side of the property to the **REAR GARDEN** An extensive paved patio area, shed, steps down to a landscaped garden with a Monet bridge over the River Meon to a further natural area which inclines to the Old Railway Line and beyond. The total plot is in the region of 0.32 acres of land*.

Tenure: Freehold.

Services: All main services.

Local Authority: Winchester District Council.

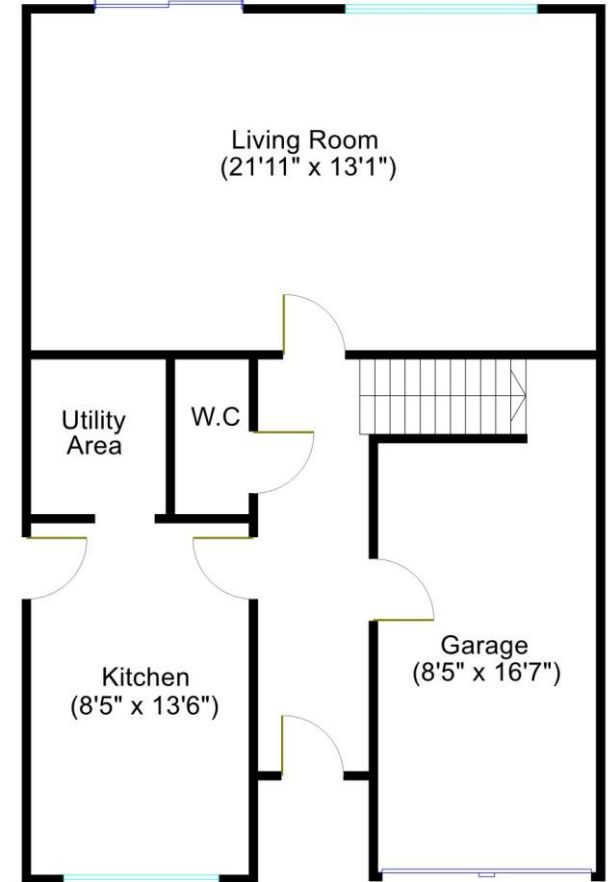
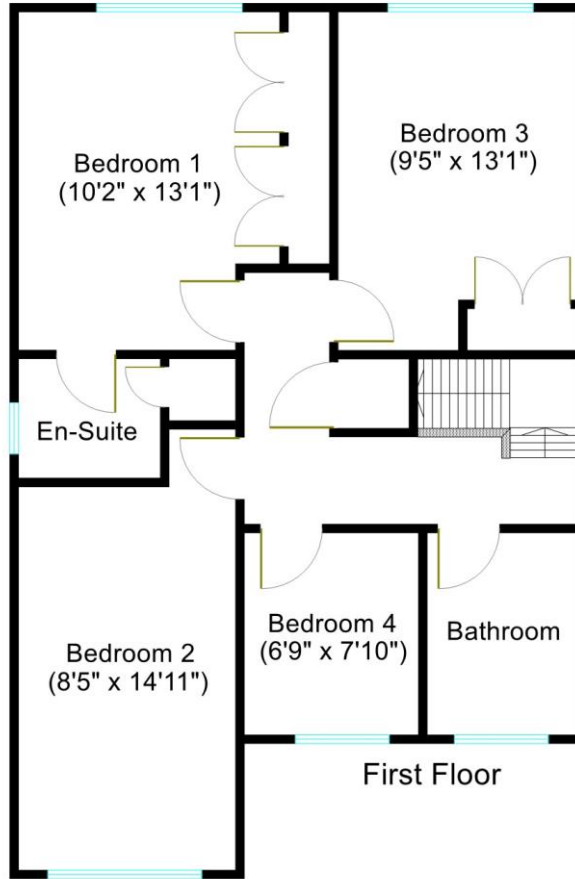
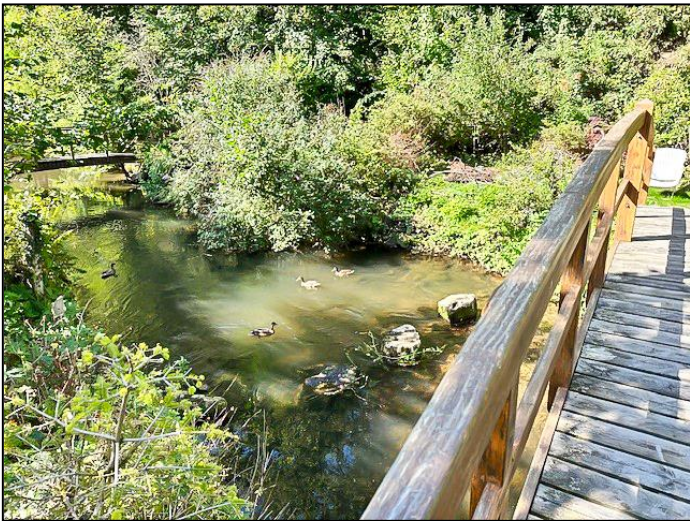
Council Tax Band: E

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 only.

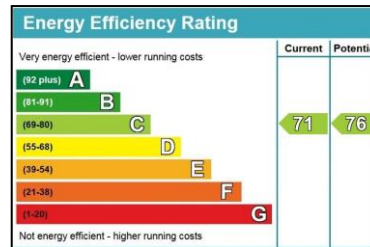
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total Approx. internal floor area = 1,357.2 sq ft / 126.1 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:

- 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.

