



Ridge House
Blind Lane
Wickham
PO17 5HD

Byrne & Co
ESTATE AGENTS
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RIDGE HOUSE

PRICE GUIDE: £1,000,000

The Property

This charming, much loved family home is on the market for the first time in over 50 years. Dating from the 1920's and sympathetically extended more recently, Ridge House stands in extensive grounds of approximately one acre in a popular location on the outskirts of Wickham village at the southern end of the Meon Valley. The property retains many original features but would benefit from a certain amount of updating. It offers great potential to extend and redesign subject to any necessary planning permission. There are three reception rooms, kitchen/breakfast room and office on the ground floor and five bedrooms and bathroom on the first floor. An early viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **POTENTIAL TO UPDATE AND EXTEND** *
- * **SOUGHT AFTER LOCATION** * **ONE ACRE PLOT** *
- * **THREE RECEPTION ROOMS** * **OFFICE** *
- * **KITCHEN/BREAKFAST ROOM** * **UTILITY ROOM** *
- * **FIVE BEDROOMS** * **BATHROOM** *
- * **TRIPLE GARAGE** * **ATTRACTIVE GARDENS** *

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers good local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network and mainline railway station to London Waterloo. Ridge House is well located for excellent schools and healthcare in Winchester and Portsmouth.

Directions

Turn right out of Wickham Square and after a short distance turn right at the crossroads/traffic lights into Blind Lane and Ridge House is the second property on the right-hand side.

ACCOMMODATION

Front door opening to:

ENTRANCE PORCH Window to front, door to entrance hall, door opening to:

CLOAKROOM Window to side, low level wc., wash hand basin, radiator.

ENTRANCE HALL Staircase to first floor, under stairs cupboard, radiator, doors opening to:

DRAWING ROOM Window to side, bay windows to rear overlooking garden, fireplace with adjacent cupboard, further built in cupboard, radiator, casement doors opening onto garden.

SITTING ROOM Window to side, bay window to rear overlooking garden, tiled fireplace with woodburning stove*, radiator.

DINING ROOM/STUDY Windows to front and side, built in cupboard, door to entrance hall, radiator.

KITCHEN/BREAKFAST ROOM Windows to front and side, fitted with a range of wall and base units with work surfaces over, double drainer sink unit with cupboard below, gas cooker point*, partially tiled walls, original wooden dresser, pantry, plumbing for dishwasher, space for fridge/freezer, radiator, door opening to:

UTILITY ROOM Windows to front and rear, fitted wall and base unit with work surface over, plumbing for washing machine, wall mounted gas boiler* servicing central heating* and hot water system*, door to front, door opening to:

OFFICE Windows to front and rear, radiator, door opening onto garden.

FIRST FLOOR

LANDING Windows to front, loft hatch, airing cupboard, panelled doors opening to:

BEDROOM ONE Windows to side and rear overlooking garden, radiator.

BEDROOM TWO Window to rear overlooking garden, built in cupboard, wash hand basin, door to loft area, radiator.

BEDROOM THREE Window to side, wash hand basin, radiator.

BEDROOM FOUR Window to side, built in wardrobe, radiator.

BEDROOM FIVE Window to side, radiator.

BATHROOM Windows to side, suite comprising panelled bath, tiled shower, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

W.C. Low level w.c.

OUTSIDE

The property is approached via a five-bar gate opening onto a gravelled drive which offers ample off-road parking, and leads to the **TRIPLE GARAGE** 43 sqm/463 sq ft.

The extensive **GARDENS** include areas of mature woodland, a small orchard including mulberry and quince trees, specimen trees, flower borders, extensive lawns, a wealth of interesting shrubs, and two greenhouses. A sunny York stone paved terrace with established roses, wisteria and fig tree looks onto well maintained rear lawns.

The total plot is in the region of 1 acre*.

TENURE Freehold

SERVICES Mains gas, electric and water supply, private drainage system*.

LOCAL AUTHORITY: Winchester City 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.



Approximate Gross Internal Area = 204.8 sq m / 2204 sq ft
 Garages = 43.0 sq m / 463 sq ft
 Total = 247.8 sq m / 2667 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			84

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