Larkrise
Tanfield Lane
Wickham
PO17 5NW

Byrne&Co
ESTATE AGENTS
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LARKRISE

PRICE GUIDE: £725,000

The Property

A rare opportunity to acquire a modern four bedroom detached house situated in a quiet location within walking distance of Wickham Square and all its amenities. The property has a good sized attractive rear garden with the River Meon meandering through at the bottom. It has the benefit of driveway parking and an integral garage. There is no ongoing chain so an early viewing is very highly recommended.

*** VILLAGE LOCATION * NO ONGOING CHAIN ***
*** SITTING ROOM * DINING ROOM ***
*** KITCHEN * FAMILY ROOM ***
*** FOUR BEDROOMS * TWO BATHROOMS ***
*** INTEGRAL GARAGE ***
*** GARDEN WITH RIVER MEON TO REAR ***

The Location

Wickham is an historic village at the southern end of the Meon Valley. A wide range of local independent retailers line the wide square which forms the centre of the community. 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 first right into Tanfield Lane where the property can be found, after a short distance, on the left hand side.

ACCOMMODATION
ENTRANCE HALL
CLOAKROOM
KITCHEN
LIVING/DINING ROOM
FAMILY ROOM
FIRST FLOOR
LANDING
BEDROOM ONE
BEDROOM TWO
ENSUITE SHOWER ROOM
BEDROOM THREE
BATHROOM

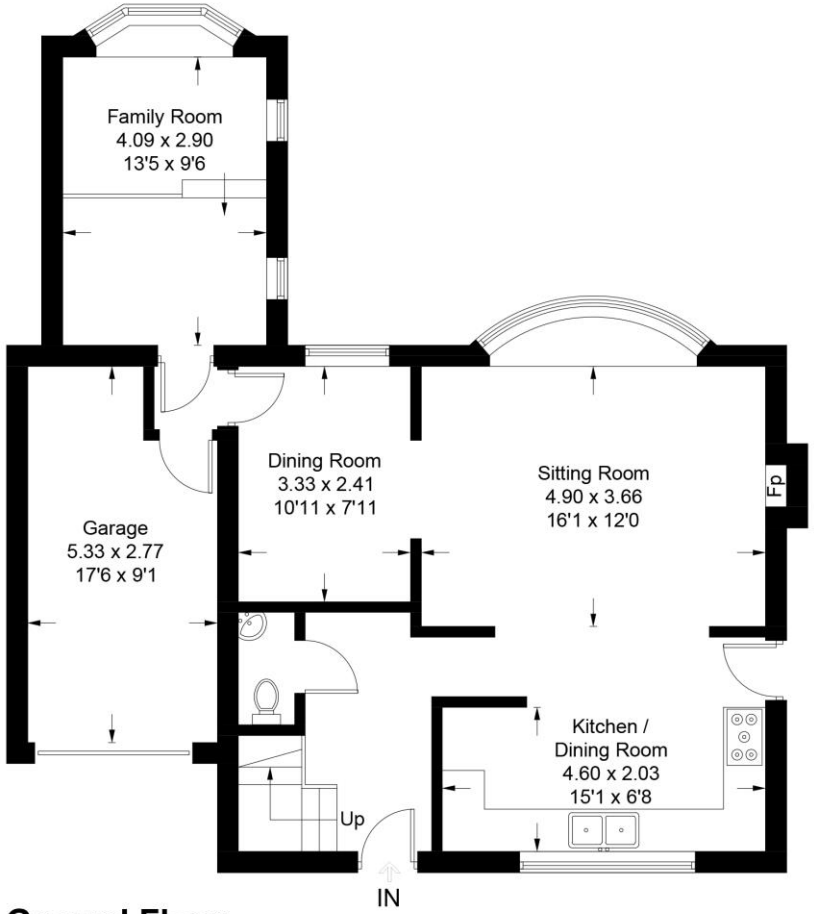
OUTSIDE
INTEGRAL GARAGE
DRIVEWAY PARKING
FRONT GARDEN
REAR GARDEN

Services: All main services.
Tenure: Freehold. Two land registry titles.
Local Authority: Winchester District Council.
Council Tax Band: F

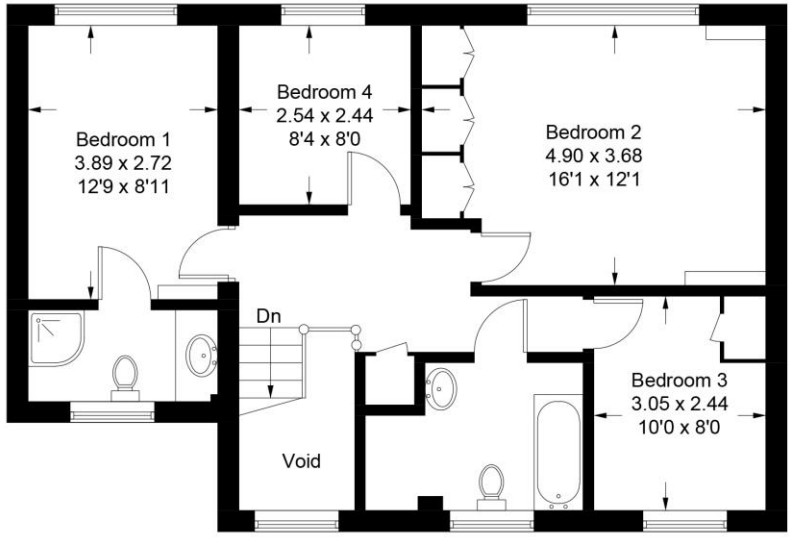
***Agents Note**: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
(Including Garage / Excluding Void)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Produced for Byrne & Co

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