



Tanfield Lane, Wickham, Fareham, PO17 5NJ

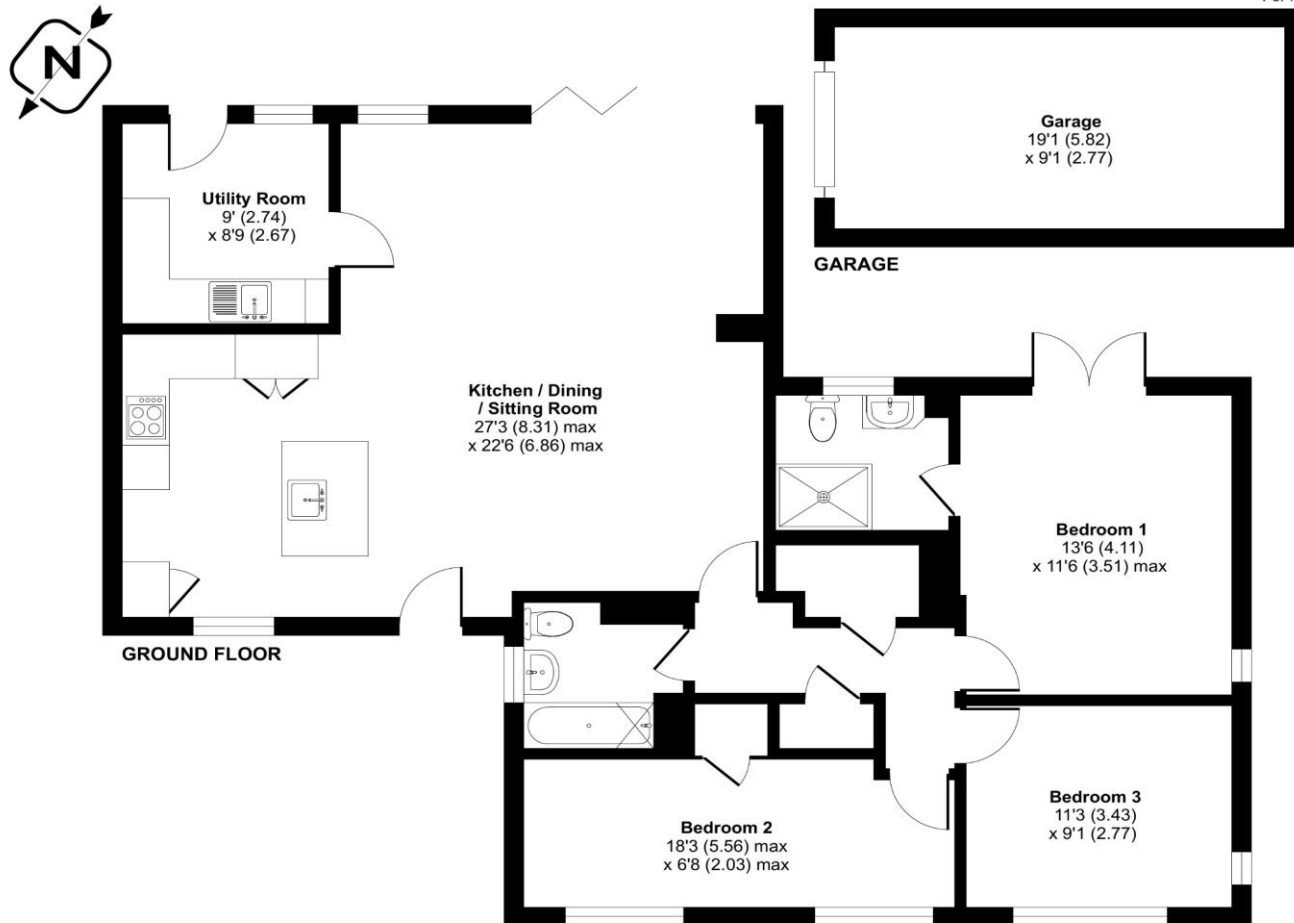


## ACCOMMODATION

A comprehensively modernised three bedroom detached bungalow with a beautiful mature garden, and set in a great location within a stone's throw of the historic Wickham Square. The spacious accommodation features a wonderful open plan living/dining/kitchen area with a central island unit. There are three good size bedrooms, with an en suite to the principle bedroom, a further family bathroom, and a useful utility room with separate external access. Outside, at the front is a block paved driveway for several vehicles, and a detached garage. The rear garden is beautifully presented with a variety of mature shrubs and trees, and an extensive paved patio. The property sits almost opposite Wickham Square with its charming array of boutique shops and eateries, and equally close by is The River Meon and The Meon Valley Trail providing very pleasant walking and cycling routes.

Approximate Area = 1368 sq ft / 127 sq m (includes garage)

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 872125



## SITUATION

The charming village of Wickham has many restaurants, bars and individual shops that offer unique shopping experiences. There are many places of interest and walks, providing beautiful views and excellent outings. This property is approximately a 25 minute drive away from the sought after location of the mesmerising cathedral city of Winchester,



**SPECIFICATION**

- Three bedroom detached bungalow
- Comprehensively modernised
- Close to Wickham Square
- Feature open plan living/dining/kitchen area
- Garage and ample parking
- Two bathrooms
- Beautiful mature garden

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: E

**PRICE**

Offers Over £550,000

**TENURE**

Freehold