



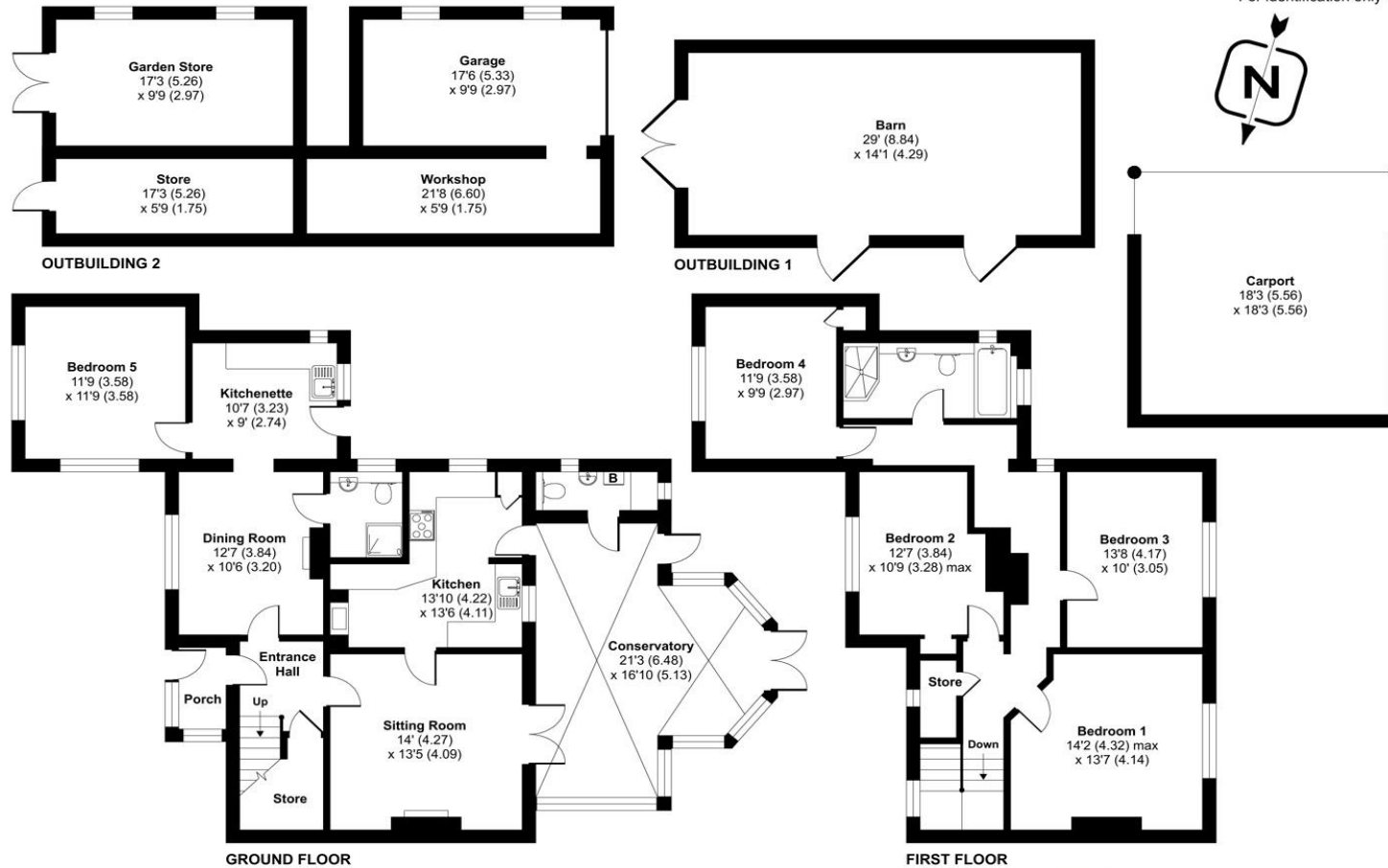
Hoads Hill, Wickham, Fareham, Hampshire, PO17 5BX



## ACCOMMODATION

Built in 1922 and occupying a vast plot is this flexible and spacious five-bedroom semi-detached home on the outskirts of Wickham. With fantastic connection to local villages and towns, the home is also in touching distance of local countryside and schools. The main accommodation on the ground floor includes a sitting room, kitchen and gorgeous conservatory, spanning the entire rear of the home. The home holds incredible potential with the ground floor also including an annexe-style fifth bedroom, spacious kitchen, living room and shower room. The first floor continues to impress with four double bedrooms and gorgeous countryside views afforded to the rear. The bedrooms on this floor are served by the four-piece family bathroom. Measuring just under one acre, the gardens are outstanding. With multiple outbuildings, patios and decking areas the gardens are well established to provide space for all types of entertainment or hobbies. Full access is granted to the gardens via the side of the home. Towards the front of the home is a substantial shingled driveway with a newly constructed carport allowing access and private parking for multiple vehicles.

Approximate Area = 2462 sq ft / 228.7 sq m (includes garage / workshop and excludes carport)  
 Outbuildings = 703 sq ft / 65.3 sq m  
 Total = 3165 sq ft / 294 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 79        |
| (55-68)                                     | D | 66                      |           |
| (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 2024. Produced for Charters Estate Agents Limited. REF: 1093155



## SITUATION

The village of Wickham offers a range of varied shops and facilities including a bank, post office, chemist and various eating establishments together with a doctor surgery and a well-regarded village primary school. Wickham Water Meadows and Meon Valley Bridleway which, together with the Wickham Recreation Ground, provide great facilities for the family. There are a number of schools nearby for all ages including the Wickham Church of England Primary, Boundary Oak, Soberton Infant School, and being located only a short distance from the village. Wickham is within easy reach of the M27, M3 and A3(M) and rail links from Botley Train Station with connections to London Waterloo.



**SPECIFICATION**

- Flexible and spacious five-bedroom home
- Situated on a substantial plot
- Multiple outbuildings and a barn
- Private driveway and carport
- Countryside view
- Close to Schools and Wickham village centre

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

**GUIDE PRICE**

£725,000

**TENURE**

Freehold