





ACCOMMODATION

A stylish and spacious modern home with three double size bedrooms and a gated carport. This very well-presented property is set on a beautiful small-scale development bordering the Meon Valley countryside and just a few minutes' walk from the historic Wickham Square. The accommodation includes a living room, a good size kitchen/dining room, and a cloakroom on the ground floor. Upstairs are the three double bedrooms, with a fitted wardrobe and en suite to the principal bedroom, and a contemporary family bathroom serving the remaining bedrooms. Outside, a gated driveway leads through a carport providing parking for two vehicles. The rear garden has been landscaped with artificial grass and decking, and has the added benefit of a comfortable cabin with power and light, currently used as a home office.

Approximate Area = 955 sq ft / 88.7 sq m (excludes carport)
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1039 sq ft / 96.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1100378



SITUATION

Wickham is a charming village located in the Fareham district of Hampshire. Renowned for its picturesque streets lined with historic buildings and traditional architecture, Wickham offers a quintessential English countryside experience. The village boasts a vibrant community atmosphere with quaint shops, cosy pubs, and delightful cafes, making it a popular destination for locals and visitors alike. Wickham is also known for its annual Wickham Festival, a celebrated event featuring live music performances, local food vendors, and family-friendly activities. Surrounded by scenic countryside, including nearby woodlands and nature reserves, Wickham provides ample opportunities for outdoor recreation and exploration. Whether strolling through its charming streets or immersing oneself in its rich history and natural beauty, Wickham offers a delightful escape in the heart of Hampshire.



SPECIFICATION

- Spacious modern home
- Three double bedrooms
- Beautiful development
- Short walk to Wickham Square
- Two bathrooms
- Living room and kitchen/diner
- Gated carport
- Cabin office to rear garden

LOCAL AUTHORITY

Winchester City Council

GUIDE PRICE

Asking Price £415,000

TENURE

Freehold

Annual Estate Management Charge £300 approx.

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor