



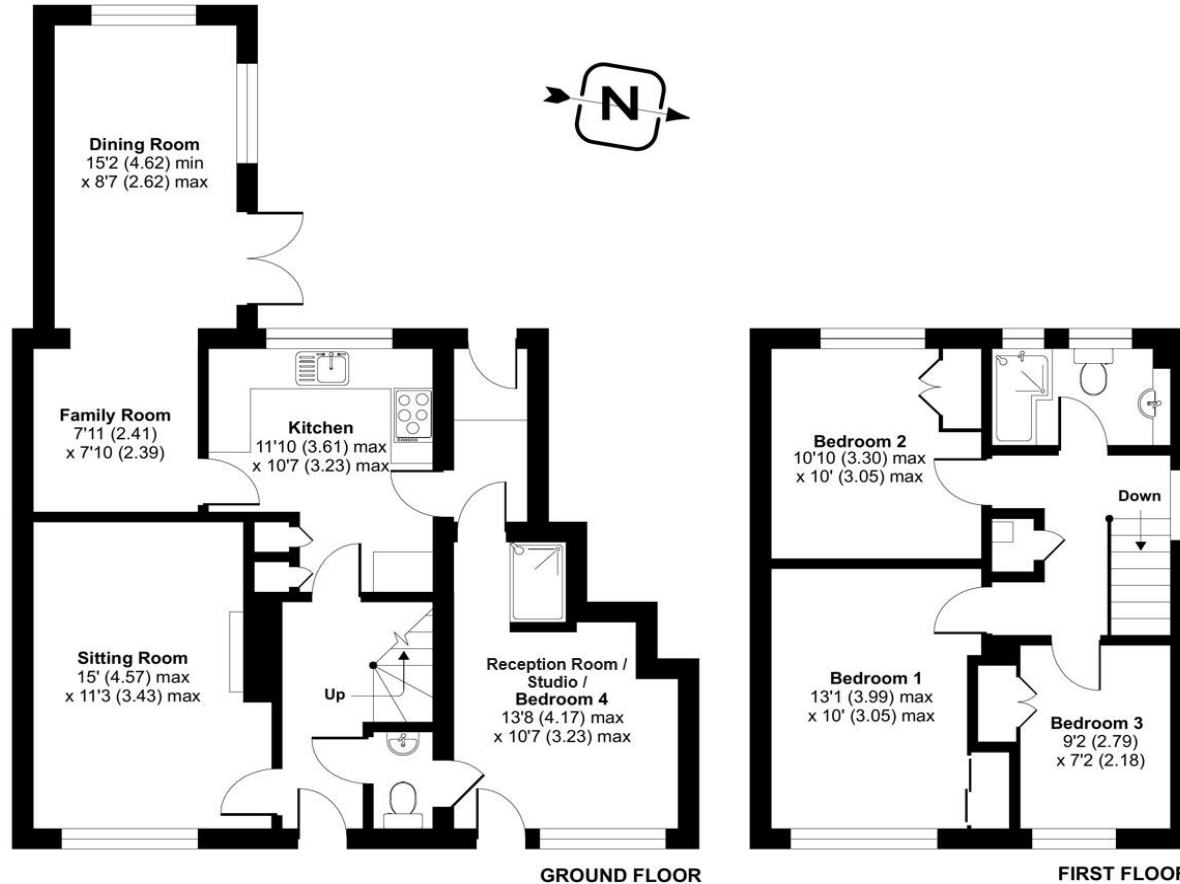


ACCOMMODATION

A wonderful three-bedroom semi-detached home nestled in a desirable location, moments away from the medieval market square which forms the heart of this bustling village. The home is spacious throughout and has a welcoming entrance hall leading through to the comfortable living room. The rear of the home impresses with a sizeable kitchen, with a Rangemaster cooker, and a family room. The rear extension has created a dual-aspect formal dining area overlooking the rear garden with double doors leading out onto the patio. The ground floor also includes a versatile space, currently set up as a bedroom with a shower. There is also a ground floor cloakroom that connects to the bedroom, creating a separate, private space for guests. Three bedrooms await on the first floor accompanied by a well-equipped family bathroom. All upstairs bedrooms include large built-in wardrobes. Outside, the current owners have created a block paved driveway to the front which provides parking for two cars and includes an EV charging point. The rear garden is mostly laid to lawn bordered by mature trees and shrubs, including a patio area to the rear of the home. Backing onto the famous Meon Valley Trail, the private and serene garden provides a haven for any garden enthusiast.

Approximate Area = 1235 sq ft / 114.7 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
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: 1107670



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's surgery. There are a number of well-regarded schools nearby including Wickham Church of England Primary, Droxford Junior, Newtown Soberton Infant, and Boundary Oak. There are also many walking trails and a golf course located in and near 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

- 5-minute walk to Wickham village centre
- Three bedrooms with versatile ground floor room/shower
- Extended rear dining room overlooking the garden
- Built-in wardrobes featured in all upstairs bedrooms
- Over 1200sq ft of accommodation
- New Glowworm boiler
- Enclosed rear garden with recently upgraded fencing
- Driveway parking with EV charging point
- Close to schools and local shops

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

£375,000

TENURE

Freehold