

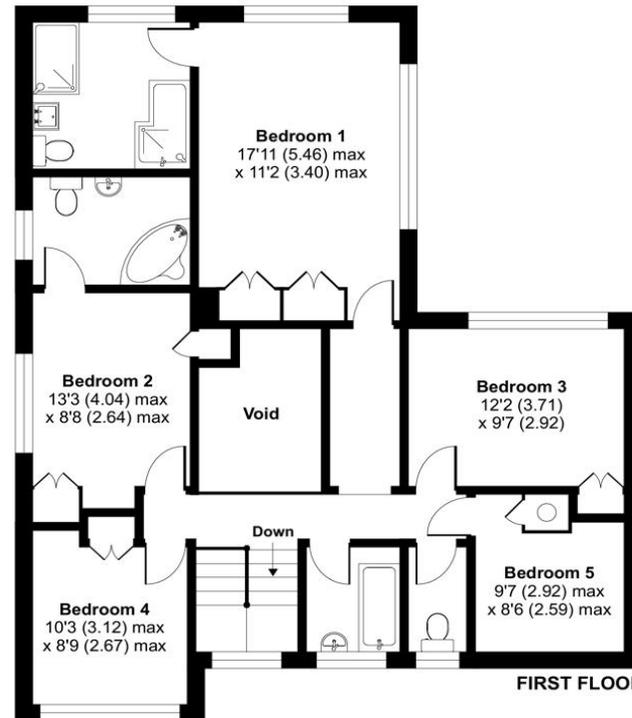
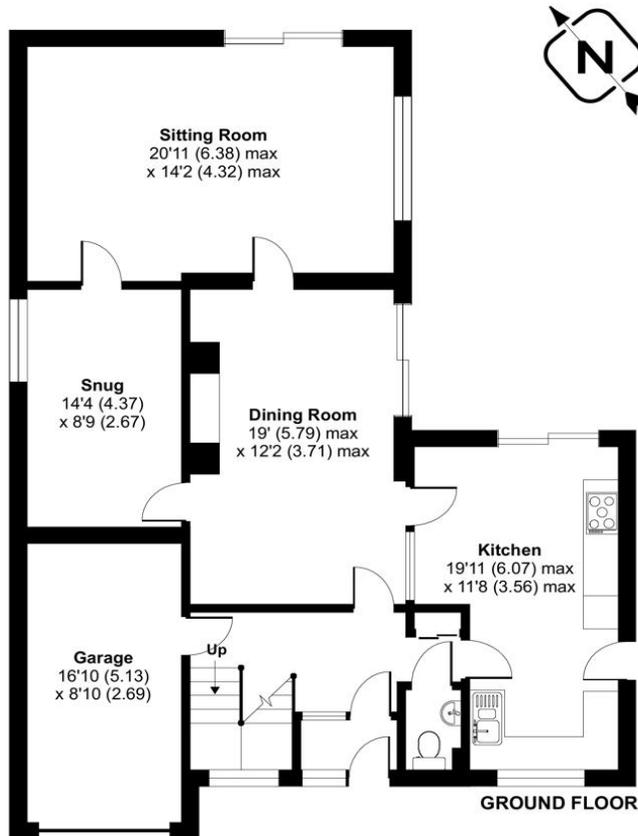




## ACCOMMODATION

A unique opportunity has arisen to purchase this particularly spacious five-bedroom detached family home, set in a beautiful location and within a short walk from the charming Wickham Square. The home is priced competitively to reflect some updating is required. Internally, there is a large entrance hallway with doors opening to the substantial and flexible accommodation, including three well-proportioned reception rooms. There is sizeable, dual aspect open-plan kitchen/breakfast room, hosting a comprehensive range of wall and base units and sliding doors to the patio terrace. Additionally, there is a guest cloakroom to complete the ground floor. To the upstairs the principal bedroom provides a delightful space with a vast en-suite bathroom with built-in storage. Additionally, bedroom two benefits from an en-suite bathroom. A family bathroom and separate W.C serves the further three bedrooms. Copious amount of frontage to the property provides ample space for driveway parking. Furthermore, there is a garage with courtesy door. The private, mature rear garden is enclosed and has an expansive area of lawn with a paved terrace, ideal for al fresco dining in the summer months.

Approximate Area = 1980 sq ft / 183.9 sq m  
 Outbuilding = 148 sq ft / 13.7 sq m  
 Total = 2128 sq ft / 197.6 sq m  
 For identification only - Not to scale



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: 1115383



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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 and a well-regarded village primary school. Just a short walk from the property is the former railway line which is now a bridleway, 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**

- Spacious detached family home
- Short walk to Wickham Square
- Five bedrooms, four of which are doubles
- Two en-suite bathrooms and family bathroom
- Three reception rooms
- Sizeable kitchen/breakfast room
- Garage/workshop
- Attractive private and large rear garden

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band - G

#### **ASKING PRICE**

£700,000

#### **TENURE**

Freehold