



TAYLOR GARNIER
ESTATE AGENTS

The Oaks
Wickham

Price Guide £495,000

The Oaks
Buddens Road
Wickham
Hampshire
PO17 5HG

Price Guide £495,000

- Detached House
- Three Bedrooms
- Ensuite, 2 Receptions, Study
- Detached Double Garage (Part Workshop)
- UPVC Windows, Gas Central Heating
- Driveway

Property

A rare opportunity to acquire one of Wickham's hidden treasures being in a nicely tucked away position and within a short walk of the village centre. The present owners have made improvements since purchase in 2003. The accommodation includes: Hall, Reception/Study area, Cloakroom, Lounge with log burner, Dining Room and Kitchen. On the first floor the Landing, Three Double Bedrooms all with fitted wardrobes, (extensive range of Hammonds furniture to bedroom one) one with en-suite and an additional shower room. The property is entered from Buddens Road off a 120ft block paved/tarmac driveway, parking for three cars, detached Double Garage (Part Workshop). 55ft gated front garden and gated rear garden, two garden sheds and log store included. Viewing Highly Recommended.



Location

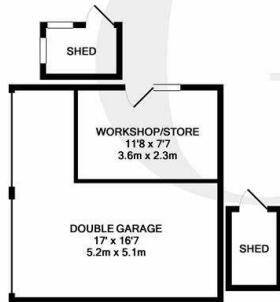
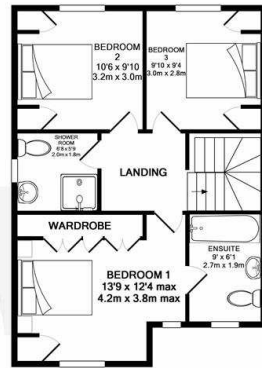
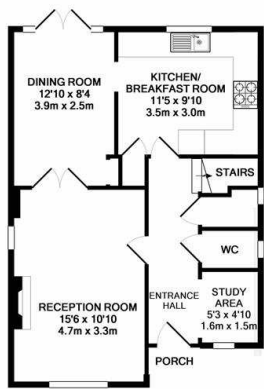
Situated off a small private drive and being only a few minutes walk from the village Square. Wickham's historic Square offers a fine range of varied shops along with a Bank, Post Office and Chemist. The Square also has a number of eating establishments and two village Public Houses. Within Wickham can also be found a Doctor's Surgery, Parish Church and village Primary School. Fareham and the M27 can be found just over three miles south.

Directions

From our office in Wickham turn left and then right out of the Square, then take the first right into Buddens Road. There is then a small private drive on the left with The Oaks being seen on the right hand side.

Agents Note;
Under the Estate Agents Act we inform you the seller of this property is a relation of an employee of Taylor Garnier Estate Agents.





GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Services: Mains gas, electricity, water & drainage
(we have not tested these services).

Local Authority: Winchester City Council 01962 840222
Council Band: E £2034 2018/2019 (mycounciltax.org.uk)

EPC: C 71



VIEWING ARRANGEMENTS

Strictly by appointment through Taylor Garnier.

FREE INDEPENDENT MORTGAGE ADVICE

To help save you time and money we are associated with Moneysprite Solent, who will be able to search the whole of the market for you. An appointed representative of Openwork Ltd which is authorized and regulated by the Financial Services Authority (FSA). To take advantage of this service please contact our offices on 01329 834844 or 023 9226 4060.

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