



**TAYLOR GARNIER**  
ESTATE AGENTS

40 Manor Close  
Wickham  
Price Guide £525,000



40 Manor Close  
Wickham  
Hampshire  
PO17 5BZ

Price Guide £525,000

- DETACHED FOUR BEDROOM HOME
- GARAGE AND PARKING
- DOUBLE GLAZED/ GAS FIRED CENTRAL HEATING
- DESIRABLE CLOSE WITHIN VILLAGE

## Description

A large and spacious four bedroom detached family home. Set in this desirable close and being within a close level walk of Wickham Square. The property is presented in good order having undergone numerous improvements by the current vendor. The rooms are all of a generous size and in brief the accommodation comprises:- large lounge, fitted kitchen opening onto a large dining area, UPVC double glazed conservatory, cloakroom, four double bedrooms (1 en suite), family bathroom. Outside is an enclosed 40ft westerly facing rear garden. To the front is off road parking for several vehicles along with access to the garage. An early viewing of this home is recommended.



## Location

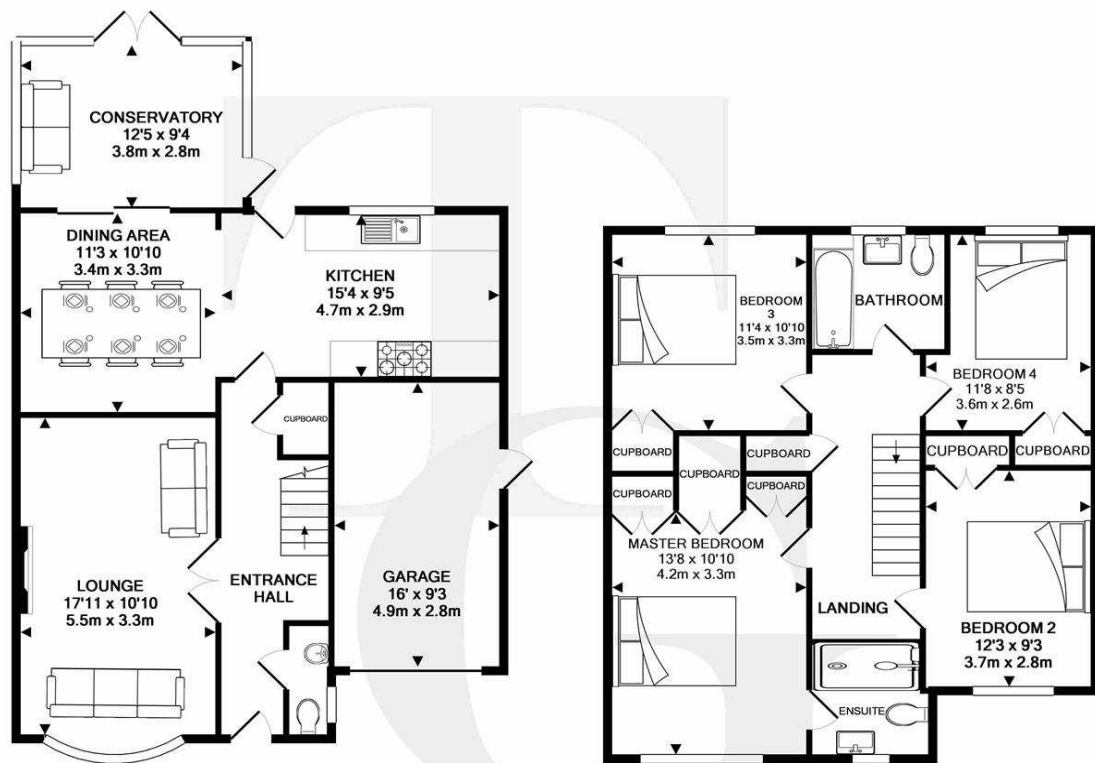
Situated within a very desirable and much requested no through road within Wickham and being within a short level walk of Wickham Square. Wickham Square offers a varied range of shops along with a bank, post office and chemist. The village also boasts two village public houses and several eating establishments. There is also a parish church and a doctors surgery in Wickham. Fareham and the M27 can be found about three miles south of Wickham.

## Directions

From our Wickham office turn left and then left out of the Square. Continue, passing under the old railway bridge and take the second turning and the right into Manor Close. Continue and number 40 Manor Close will be seen on the right.







Services: Mains gas, electricity, water & drainage  
(we have not tested these services).

Local Authority: Winchester City Council 01962 840222  
Council Band: D 2020/2021

EPC: Band C



### 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.

5a The Square, Wickham, Hampshire, PO17 5JQ

Tel: 01329 834844

wickham@taylor-garnier.co.uk  
www.taylor-garnier.co.uk

Associate Office:

Guild of Property Professionals

121 Park Lane, Mayfair, London W1K 7AG



Taylor Garnier Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only, any floorplan or map is for illustrative purposes only. Taylor Garnier Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that, these particulars have been produced in good faith, do not constitute any part of a contract, no person in the employment of Taylor Garnier Ltd has any authority to make or give any representation of warranty in relation to this property.