

# WICK HOUSE

Church Road, Newtown, PO17 6LE  
Asking Price £875,000



WELLER  
PATRICK



## PROPERTY FEATURES

A charming and spacious character property in the sought after village of Newtown  
Kitchen/breakfast room • Sitting room • Dining room • Family room • Study • Utility room  
Shower Room/Cloakroom • Four double bedrooms • Family bathroom • Separate wc  
Attractive gardens • Garage with workshop/reception room to rear



## DESCRIPTION

This spacious and charming character property is situated in the small village of Newtown near Soberton in Hampshire's renowned Meon Valley.

The accommodation comprises four double bedrooms and four reception rooms including a beamed sitting room, beamed dining room, study and family room/snug. There is an attractive kitchen/breakfast room with doors leading out into the garden. In addition there is a family shower/bathroom, a second shower room/cloakroom and a utility room.

Wick House benefits from attractive gardens to both the side and rear and has a very pleasant outlook. There is a good sized garage and workshop or recreation room to the rear.

The village of Newtown is highly sought after for its rural yet convenient setting, being accessible to both the south coast and the major centres of Winchester, Southampton and Portsmouth. Main line rail services can be accessed in both Winchester and Petersfield with easy road access to the M27, M3 and A3.

Newtown offers an active community with a church and infant school. The village of Soberton is close by, with the popular White Lion Pub, and there is convenient access to the Meon Valley bridleway. The historic country town of Bishops Waltham is also within a short drive and offers a wealth of charm and character with a traditional high street, coffee shops, general amenities, church and a community spirit. Schools are available within the area and colleges include Peter Symonds and Barton Peveril. Bus services to some of the nearby and further afield schools and colleges are available. The village of Wickham with its pretty square provides good day to day amenities.

Viewing is highly recommended.

## DIRECTIONS

From Bishops Waltham take the B2177 to Waltham Chase. At the traffic lights turn left into Forest Road. Proceed to the end of the road, go straight across into Bishopswood Road. Turn left at the end of this road onto the A32. Turn immediately right, then left, then right again onto Liberty Road. At the end of this road turn right onto Church Road. The property will be found on your right after a short distance.



## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council Tax band G

Mains electricity & water. Oil fired central heating.  
Private drainage.

Viewings by appointment through Weller Patrick

Tel: 01489 893555

Particulars amended 29th October 2024

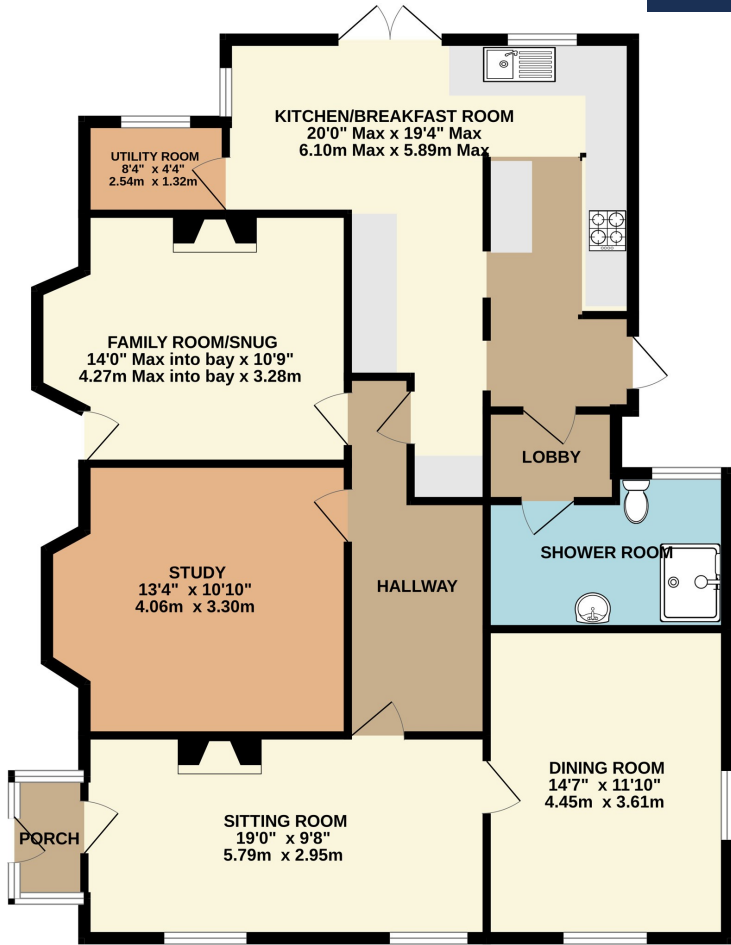




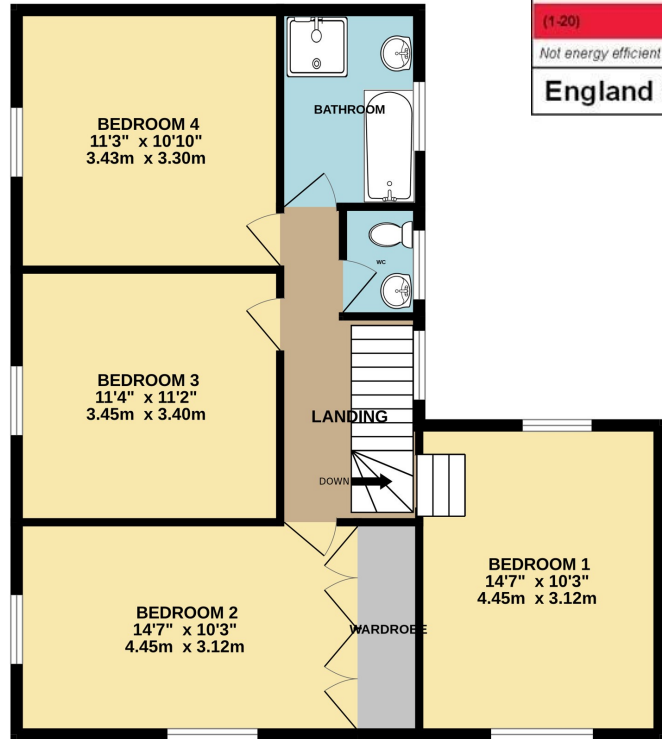
Wick House  
Church Road,  
Newtown  
PO17 6LE



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

WWW.EPC4U.COM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023