



Fairways
Titchfield Lane
Wickham
PO17 5NZ



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FAIRWAYS

PRICE GUIDE: £995,000

The Property

Fairways is a spacious detached chalet style property, circa 2,200 sq ft., situated on the outskirts of Wickham village in a popular semi-rural location and backing onto Wickham Park Golf Course. It stands in an attractive good sized garden of approximately one third of an acre. There are many benefits to this property to include a detached one bedroom annexe, double barn style garage and numerous outbuildings. The accommodation is well presented throughout so viewing is very highly recommended.

- * **POPULAR SEMI-RURAL LOCATION***
- * **BACKING ONTO WICKHAM PARK GOLF COURSE***
- * **LOUNGE* SITTING ROOM*STUDY/BEDROOM FIVE***
- * **KITCHEN/DINING ROOM*CONSERVATORY***
- * **FOUR/FIVE BEDROOMS* THREE BATHROOMS***
- * **DETACHED ONE BEDROOM ANNEXE ***
- * **ATTRACTIVE LARGE GARDEN * 0.32 ACRES***
- * **DOUBLE BARN STYLE GARAGE * OUTBUILDINGS***
- * **OUTSKIRTS OF WICKHAM VILLAGE***

The Location

On the outskirts of the historical village of Wickham, at the southern end of the Meon Valley, offering all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network and Railway Station.

Directions

Turn right out of Wickham Square, proceed to the traffic lights and turn left into Titchfield Lane. Fairways can be found on the left hand side just after the Nursery.

ACCOMMODATION

OPEN FRONTED PORCH Front door opening to:

ENTRANCE HALL Double glazed window to side, staircase to first floor, under stair cupboard, radiators, doors opening to:

CLOAKROOM/UTILITY Double glazed window to rear, butler sink with adjacent worksurface and cupboard below, wall cupboards, low level w.c., plumbing for washing machine, radiator.

SITTING ROOM Double glazed window to front, feature brick fireplace, radiator.

LOUNGE Double glazed windows to rear, double glazed casement doors to rear garden, radiator.

BATHROOM Double glazed window to rear, suite comprising shower cubicle, wash hand basin, low level w.c., radiator.

BEDROOM FOUR Double glazed window to side, radiator, door opening to:

ENSUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., radiator.

STUDY/BEDROOM FIVE Double glazed window to front, double glazed casement doors to side, radiator.

KITCHEN/DINING ROOM Double glazed windows to front, side and rear, double glazed door to side, fitted with an extensive range of wall and base units with work surfaces over, twin butler style sink unit with cupboard below, brick chimney breast housing range style oven*, central island, space for American style fridge/freezer, integrated dishwasher*, radiators, double glazed door opening to:

CONSERVATORY Double glazed windows to rear and sides, pitched roof, radiator, double glazed doors to sides.

FIRST FLOOR

LANDING Airing cupboard housing gas boiler*servicing central heating* and hot water system*, radiator, doors opening to:

BEDROOM ONE Feature double glazed window to rear overlooking garden and golf course beyond, velux window to side, skilling ceilings, eaves cupboards, radiator, door opening to:

ENSUITE SHOWER ROOM Velux window to side, skilling ceiling, suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., radiator.

BEDROOM TWO Double glazed window to front, velux window to side, skilling ceilings, eaves cupboard, radiator.

BEDROOM THREE Double glazed window to front, velux window to side, skilling ceilings, radiator.

BATHROOM Double glazed window to rear overlooking garden and golf course beyond, skilling ceiling, suite comprising free standing bath and claw bath, tiled shower cubicle, pedestal wash hand basin, low level w.c., radiator.

OUTSIDE The property is approached via gates opening onto a shingled driveway and parking area for numerous vehicles and leading to the front of the property to the

OPEN FRONTED BARN STYLE GARAGE 18' 4 x 17'4

The **FRONT GARDEN** has numerous shrubs and borders. Access through timber gates to both sides of the property to the attractive, good sized **REAR GARDEN** Enclosed by fencing and backing onto Wickham Park Golf Club. A large paved patio area to the rear and side. Steps down to the lawn, numerous shrubs and borders, and a children's play area. The total plot is 0.32 acres*. There are various outbuildings to include:

ANNEXE Canopy porch, stable door opening to:

LIVING ROOM/KITCHEN Double glazed windows to front and side, fitted wall and base units with work surfaces over, butler sink with cupboard below, built in electric oven*, gas hob*, with extractor* over, gas boiler* servicing central heating* & hot water system*, plumbing for washing machine, radiators, doors opening to:

BATHROOM Double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., radiator.

BEDROOM Double glazed window to front, radiator, opening to:

STORAGE ROOM Double glazed window to rear.

OPEN FRONTED SHED/KENNEL

SUMMERHOUSE 15' x 11'9, of double skinned brick and blockwork with insulation in between and cladding on outside, veranda to front, stable door, windows to front and side, power and light connected. Currently being used as a gym.

SHED/WORKSHOP 17'6 x 7'3, adjacent covered area currently housing a hot tub.

PERGODA Currently housing raised swimming pool.

Tenure: Freehold.

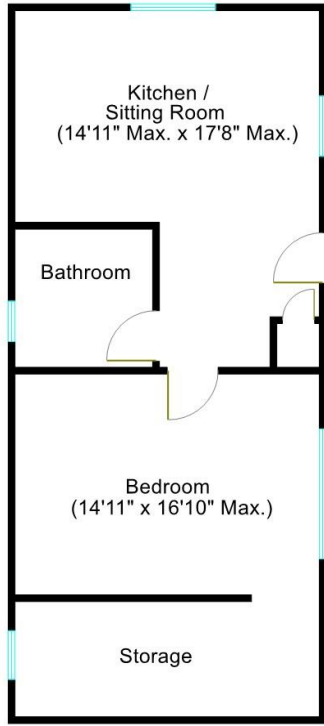
Services All main services connected.

Local Authority: Winchester City Council.

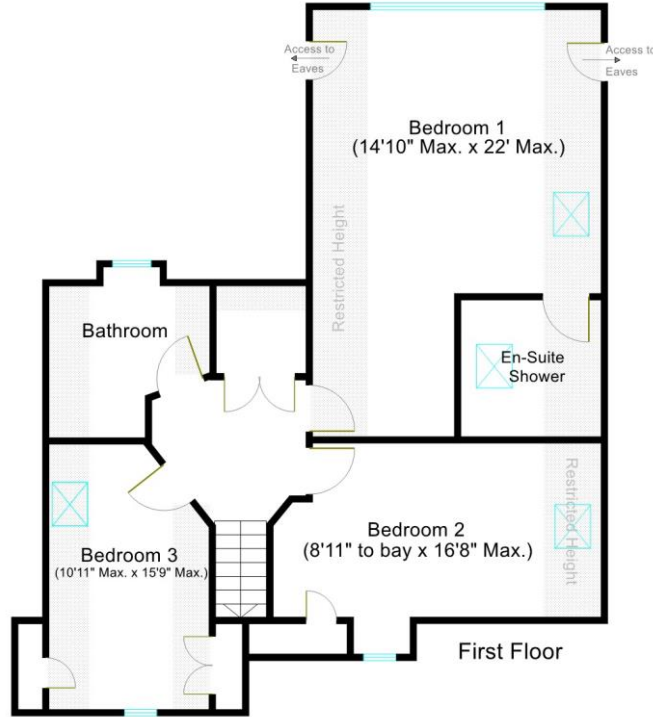
Council Tax Band: F

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

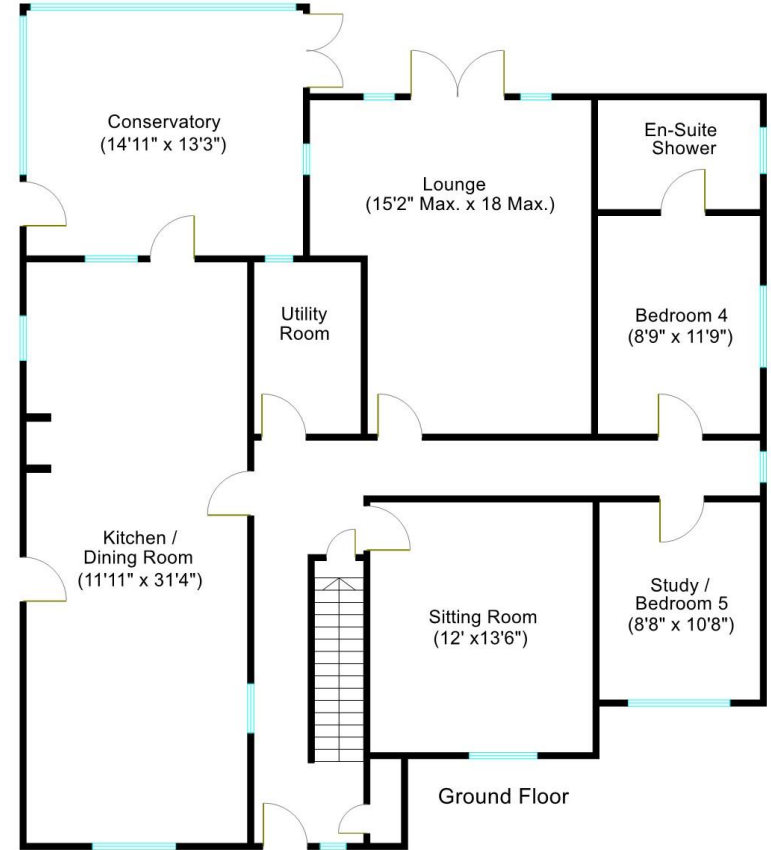
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham



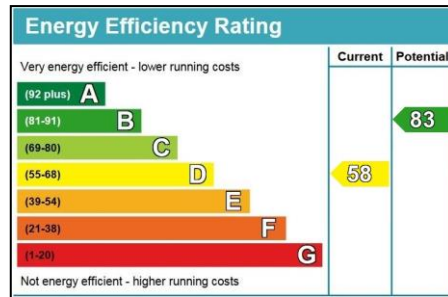
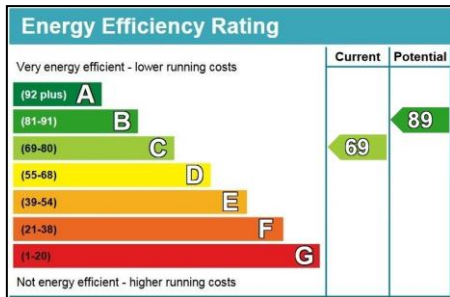
Annexe



First Floor



Ground Floor



Total Approx. internal floor area = 2,257 sq ft / 209.7 sqm
Annexe = 522 sq ft / 25.2 sqm.

Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

