



Camellia Cottage
High Street
Shirrell Heath
SO32 2JN



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CAMELLIA COTTAGE

O.I.E.O. £525,000

The Property

Camellia Cottage is a detached property constructed in 1999 in a popular semi-rural location close to the historic village of Wickham and all its local amenities. The accommodation is versatile and spacious. It also benefits from off road parking and a good sized enclosed garden to the rear. The property is well presented throughout so viewing is very highly recommended.

* NO ONGOING CHAIN *

* POPULAR LOCATION *

* LIVING ROOM* DINING ROOM*

* KITCHEN* CONSERVATORY*

* THREE BEDROOMS * TWO BATHROOMS *

* ATTRACTIVE REAR GARDEN*

* DRIVEWAY PARKING*

The Location

Shirrell Heath is a semi rural village close to the historic village of Wickham which offers all local amenities. Fareham and Hedge End are nearby with easy access to the M27 motorway network.

Directions

Turn right out of Wickham Square and proceed past the left hand fork to Botley then turn first right where signposted Shirrell Heath. Proceed into the village and Camellia Cottage can be found on the left hand side.

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.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE HALL Double glazed window to side, staircase to first floor, under stairs cupboard, cloaks cupboard, radiator, doors opening to:

DINING ROOM Double glazed window to front, radiator.

BEDROOM THREE Double glazed window to front, radiator.

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

LIVING ROOM Double glazed windows to side, chimney breast with hearth, two sun pipes, radiator, double glazed casement doors with adjacent double glazed windows opening onto conservatory.

KITCHEN Double glazed windows to side and rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob* with extractor over*, space for fridge/ freezer, plumbing for washing machine*, wall mounted gas boiler* servicing central heating* and hot water system*, two sun pipes, double glazed door opening to:

CONSERVATORY Double glazed windows to rear and sides, part pitched roof, radiator, double glazed door and double glazed casement doors opening onto garden.

FIRST FLOOR

SPACIOUS LANDING Velux window to side, skilling ceiling, eaves storage cupboard, airing cupboard housing hot water tank, radiator, doors opening to:

BEDROOM ONE Double glazed window to rear overlooking garden, skilling ceiling, built in wardrobes with matching dressing table unit, radiator.

BEDROOM TWO Double glazed window to front overlooking countryside, skilling ceilings, eaves storage cupboards, radiator.

BATHROOM Velux window to side, skilling ceiling, suite comprising corner bath, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

OUTSIDE

The property is approached over a brick paviour parking and turning area flanked with some shrubs and borders. Pedestrian access to the side to the **REAR GARDEN** which has a paved patio area, mainly laid to lawn, shrubs and borders, further patio area to rear with pergola, summer house.

Tenure: Freehold.

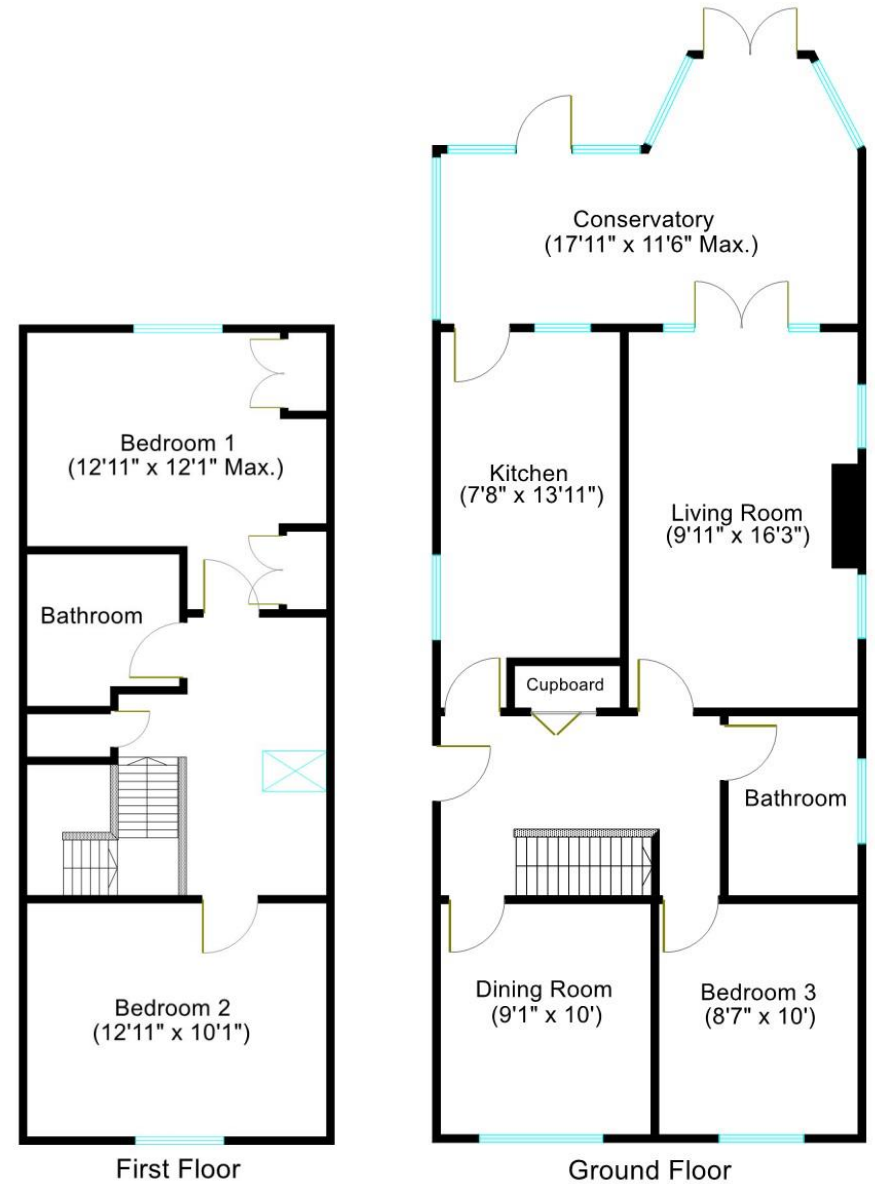
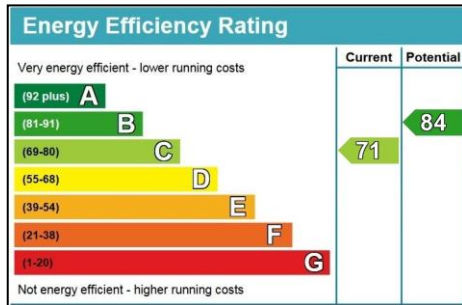
Services: All main services.

Local Authority: Winchester District Council.

Council Tax Band: E

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.



Total Approx. internal floor area = 1,222 sq ft / 113.4 sqm
Floor Plan for identification and guidance purposes only

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