



El Tercero Granada
Hundred Acres Road
Wickham PO17 6JA



BYRNE
RUNCIMAN

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EL TERCERO GRANADA

PRICE GUIDE: £1,550,000

The Property

El Tercero Granada is a versatile and spacious detached bungalow standing in garden and grounds of 2.5 acres. Located in a popular semi-rural location very close to The Forest of Bere. It enjoys extensive countryside views to the south and has an attractive large natural pond with a wealth of wild birdlife. This property has great potential so viewing is very highly recommended.

- * **NO ONGOING CHAIN ***
- * **POPULAR SEMI-RURAL LOCATION ***
- * **CLOSE TO THE FOREST OF BERE ***
- * **GARDEN AND GROUNDS OF 2.5 ACRES ***
- * **VERSATILE SPACIOUS ACCOMMODATION ***
- * **EXTENSIVE COUNTRYSIDE VIEWS ***
- * **ATTACHED DOUBLE GARAGE ***
- * **GREAT POTENTIAL ***

The Location

A popular semi-rural location close to the Forest of Bere which offers excellent walking and riding countryside. It is approximately two miles from the historic village of Wickham which offers all local amenities and is close to the town of Fareham with easy access to the M27 motorway network.

Directions

Leave Wickham Square by the church and cross over the A32 to the B2177, Southwick Road. Proceed for approximately one mile and turn left into Hundred Acres Road and El Tercero Granada will be found on the right-hand side with a sign saying Granada.

ACCOMMODATION

Canopy porch, double glazed front door opening to:

ENTRANCE HALL Radiator, doors opening to:

CLOAKROOM Double glazed window to front, low level w.c., wash hand basin with cupboard below.

BEDROOM ONE Double glazed windows to side and rear overlooking garden and pond, range of built in wardrobes, radiator, door opening to:

ENSUITE BATHROOM Suite comprising panelled bath, pedestal wash hand basin, low level w.c., fully tiled walls, radiator/heated towel rail.

BEDROOM TWO Double glazed window to front, range of built in wardrobes, radiator, door opening to:

ENSUITE BATHROOM Double glazed window to front, suite comprising panelled bath, wash hand basin with cupboard below, low level w.c., fully tiled walls, ladder style radiator.

DINING ROOM Double glazed patio doors to rear overlooking garden and pond, serving hatch, radiator, steps down to:

LIVING ROOM Double glazed window to side, feature fireplace, radiator, double glazed patio doors opening to:

CONSERVATORY Double glazed windows to rear and sides overlooking garden and pond, pitched roof, double glazed doors opening onto garden.

KITCHEN/BREAKFAST ROOM Double glazed windows to side and rear overlooking garden and pond, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, fitted electric oven*, LPG gas hob* with extractor over*, partially tiled walls, space for fridge/freezer, door opening to inner hall, opening to:

UTILITY ROOM Double glazed window to side, sink unit with cupboards below and adjacent work surface, wall cupboard, plumbing for washing machine, LPG boiler* servicing central heating* and hot water system*, double glazed door to side.

INNER HALLWAY Doors opening to:

SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., cupboard housing hot water tank, ladder style radiator.

GAMES/SNOOKER ROOM Double glazed windows to sides, feature fireplace, full size antique, 1920's, pool table, once played on by Ray Reardon, door opening to garage, double glazed door to rear.

OUTSIDE The property is approached via a long driveway leading to the attached **DOUBLE GARAGE** with electric up and over door* to front, power and light connected, internal door to games room, pedestrian door to rear.

The **GARDEN AND GROUNDS** extend predominately to the front and rear of the property, they are laid to lawn, with numerous shrubs, borders and trees, a terraced area and a large natural pond towards the southern boundary. There are extensive views to the south over the surrounding countryside and Ports Down Hill in the distance. The total plot is approximately 2.5 acres*.

TENURE: Freehold.

SERVICES: Mains electricity and water supply. Private Klargester sewage treatment plant drainage*installed in August 2021.

LOCAL AUTHORITY: Winchester.

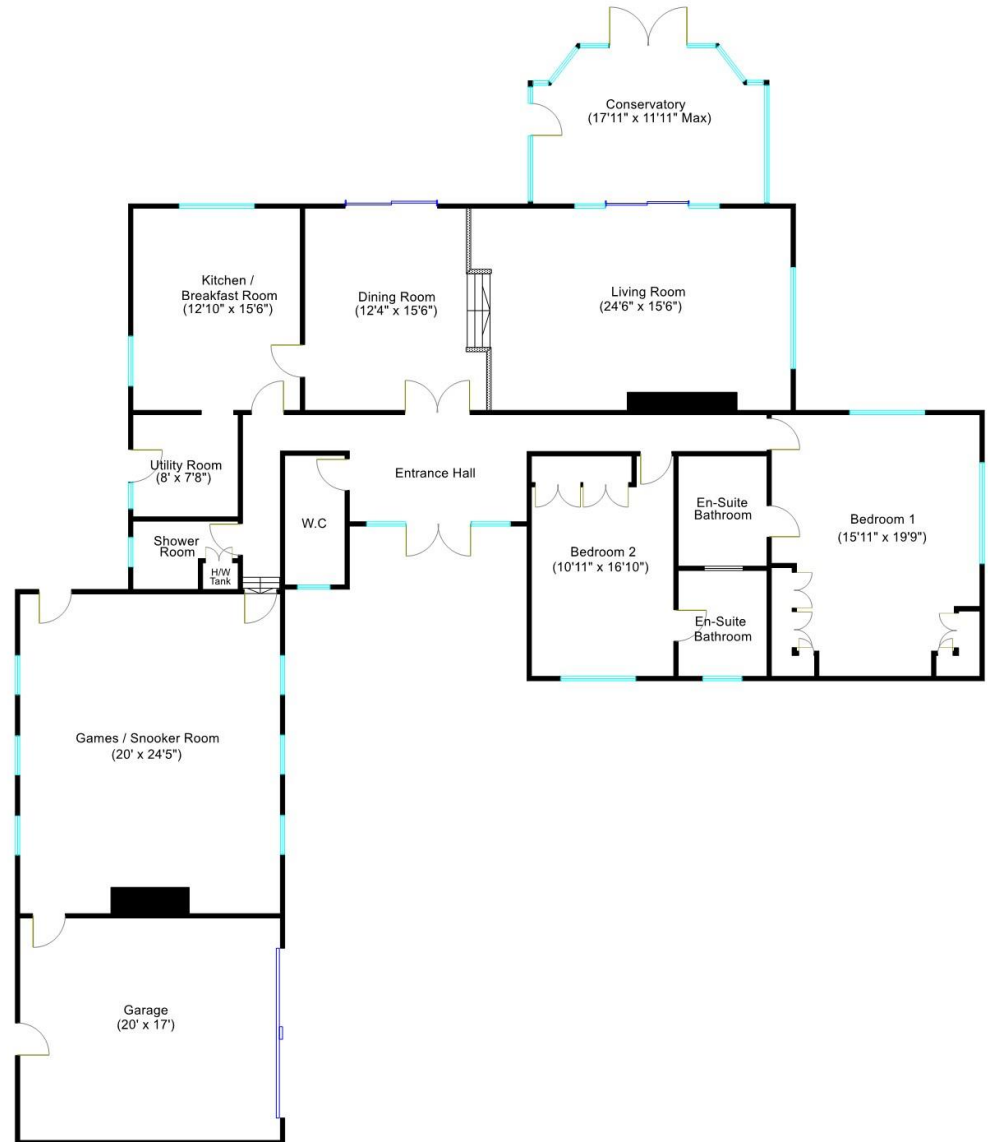
COUNCIL TAX BAND: E

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.

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



**Total approx. internal floor area = 2,795.2 sq ft / 259.7 sqm
Including double garage.
Floor Plan for identification and guidance purposes only**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			



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.
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