



Horseshoe Cottage  
Gamblins Lane  
Shirrell Heath  
SO32 2JU

**BR** **BYRNE  
RUNCIMAN**

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

## HORSESHOE COTTAGE

**PRICE GUIDE: £650,000**

### The Property

Horseshoe Cottage is an older style detached property in a tranquil tucked away location in the popular semi-rural village of Shirrell Heath. It stands in a good sized garden of 0.35 acres which backs onto open fields. The property is in need of renovation and updating throughout but due to its lovely quiet location means it does have great potential. An early viewing of this delightful cottage is very highly recommended.

- \* **NO ONGOING CHAIN\***
- \* **QUIET LOCATION\* CHARACTER PROPERTY\***
- \* **IN NEED OF RENOVATION AND UPDATING\***
- \* **KITCHEN/BREAKFAST ROOM\* DINING ROOM\***
- \* **LIVING ROOM \* STUDY \***
- \* **THREE BEDROOMS\* TWO BATHROOMS\***
- \* **REAR GARDEN BACKING ONTO FIELDS\***
- \* **TWO GARAGES\* TOTAL PLOT OF 0.35 ACRES\***

### 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. Turn left after New Place into Gamblins Lane then first right and property can be found at end of track.

### ACCOMMODATION

Front door opening to:

**ENTRANCE PORCH** Door opening to:

**KITCHEN/BREAKFAST ROOM** Windows to front and rear, staircase to first floor, fitted with a range of base units with work surface over, sink unit with cupboards below, electric cooker point, further built in cupboard, door to rear, doors opening to dining room and study, door opening to:

**UTILITY ROOM** Windows to rear and side, cupboard housing calor gas boiler\* servicing central heating\* and hot water system\*.

**DINING ROOM** Window to front, cast iron fireplace, radiator.

**STUDY** Window to front, door to front, door opening to:

**LIVING ROOM** Bow window to front, windows to side and rear, cast iron fireplace, radiator, door opening to:

**LOBBY** Door to rear garden, door opening to:

**SHOWER ROOM** Windows to rear, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., partially tiled walls, radiator.

### FIRST FLOOR

**LANDING** Window to front, open step wooden ladder to attic, radiator, doors opening to:

**BEDROOM ONE** Windows to front and rear overlooking countryside, radiator.

**BEDROOM TWO** Window to rear overlooking countryside, radiator.

**BEDROOM THREE** Window to front.

**BATHROOM** Window to rear overlooking countryside, suite comprising panelled bath, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

**SECOND FLOOR** (Accessed by open step wooden ladder from landing).

**ATTIC ROOM ONE** 12'11 x 8'9 Window to side, restricted ceiling height.

**ATTIC ROOM TWO** 8'9 x 7'1 Restricted ceiling height.

### OUTSIDE

Driveway and parking area leading to the **GARAGES** (two single garages in need of repair).

The **FRONT GARDEN** is mainly laid to lawn and has numerous shrubs and borders. Access to the side of the property to the **REAR GARDEN** which again is mainly laid to lawn, numerous shrubs and borders and an assortment of sheds. **SUMMERHOUSE** attached to the rear of property. The garden backs onto open fields and the total plot is 0.35 acres\*.

**Tenure:** Freehold.

**Services:** Mains electric and water supply. Private drainage system\*. Calor gas central heating boiler fitted in 2023\*.

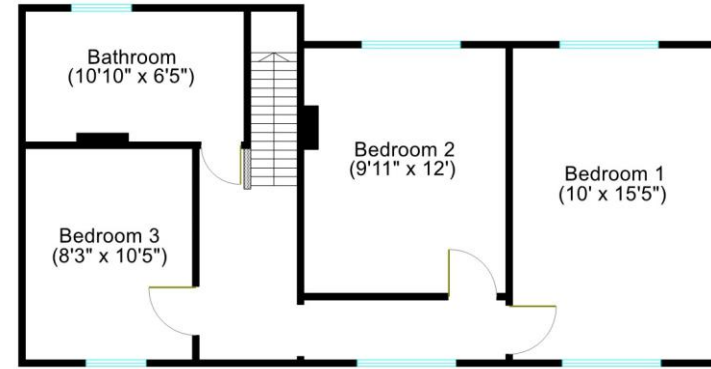
**Local Authority:** Winchester District Council.

**Council Tax Band:** F

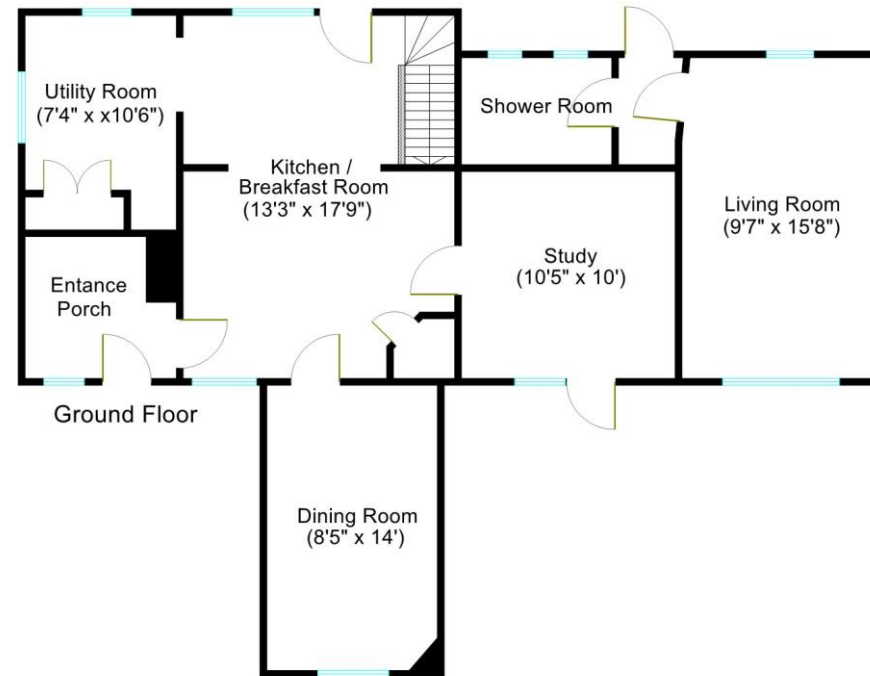
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

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

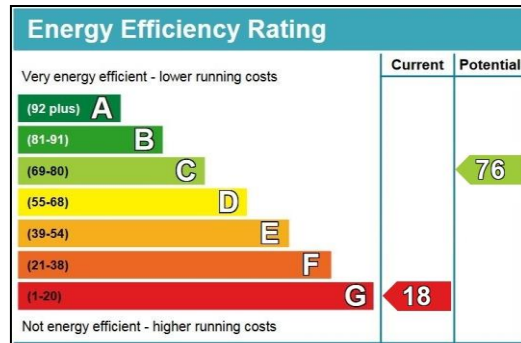




First Floor



Ground Floor



**Total Approx. internal floor area =**  
**1,354.7 sq ft / 125.8 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:

- 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.
- 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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