The Last Post
Durley Street
Durley
SO32 2AA

BYRNE RUNCIMAN

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THE LAST POST

PRICE GUIDE: £595,000

The Property

The Last Post is an older style detached property built in the 1890's originally as the village shop and post office in the popular semi-rural village of Durley. The accommodation benefits from a sitting room, living room, dining room, kitchen/breakfast room, four bedrooms, two bathrooms and an attractive enclosed rear garden. It is well presented throughout so viewing is very highly recommended.

*** NO ONGOING CHAIN***
*** POPULAR LOCATION* CHARACTER PROPERTY***
*** LIVING ROOM* SITTING ROOM***
*** KITCHEN/BREAKFAST ROOM* DINING ROOM***
*** FOUR BEDROOMS * TWO BATHROOMS ***
*** ATTRACTIVE REAR GARDEN***
*** GARAGE* OFF ROAD PARKING***

The Location

Durley is a highly sought after semi-rural location close to the historic market town of Bishops Waltham which offers all local amenities. Hedge End is nearby and offers easy access to the M27 motorway network.

Directions

From Wickham proceed to Bishops Waltham crossing over both roundabouts then on the outskirts of Bishops Waltham turn left where signposted Durley. The last Post is on right hand side opposite the Robin Hood public house.

ACCOMMODATION

Front door opening to:
ENTRANCE HALL Staircase to first floor, under stairs cupboard, radiator, doors opening to:
SITTING ROOM Double glazed bay window to front, built in shelving, radiator, folding doors opening to:
LIVING ROOM Double glazed bay window to side, fireplace with fitted wood burning stove*, contemporary radiator, double glazed casement doors to garden, door opening to kitchen/breakfast room.
DINING ROOM Double glazed windows to front and side, radiators, opening to:
KITCHEN/BREAKFAST ROOM Double glazed windows to rear, fitted with an extensive range of wall and base units with granite work surfaces over, sink unit with cupboard below, Range style oven*, plumbing for dishwasher and washing machine, space for American style fridge/freezer, door opening onto rear porch, opening to:
LOBBY Double glazed window to front, built in cupboard, door opening to:
SHOWER ROOM Skilling ceiling, velux window to side, double glazed window to side, suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., fully tiled walls, low level w.c., ladder style radiator.
REAR PORCH Windows to rear and side, double glazed casement doors to side.

FIRST FLOOR

LANDING Double glazed window to front, loft hatch, radiator, doors opening to:
BEDROOM THREE Double glazed window to front, radiator.
BEDROOM ONE Double glazed windows to front and side, built in wardrobes, door to bedroom four, radiator.
BEDROOM FOUR Double glazed window to side, skilling ceiling, radiator.
BEDROOM TWO Double glazed window to side, recessed shelving, radiator.
BATHROOM Skilling ceiling, velux window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., airing cupboard housing hot water tank, ladder style radiator.

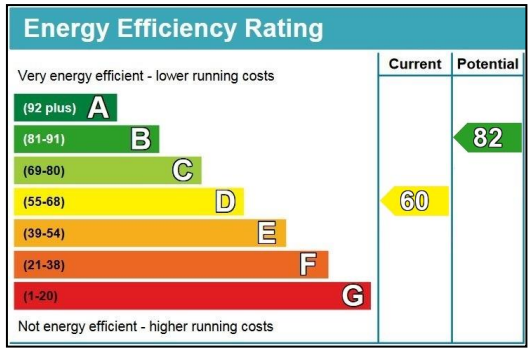
OUTSIDE

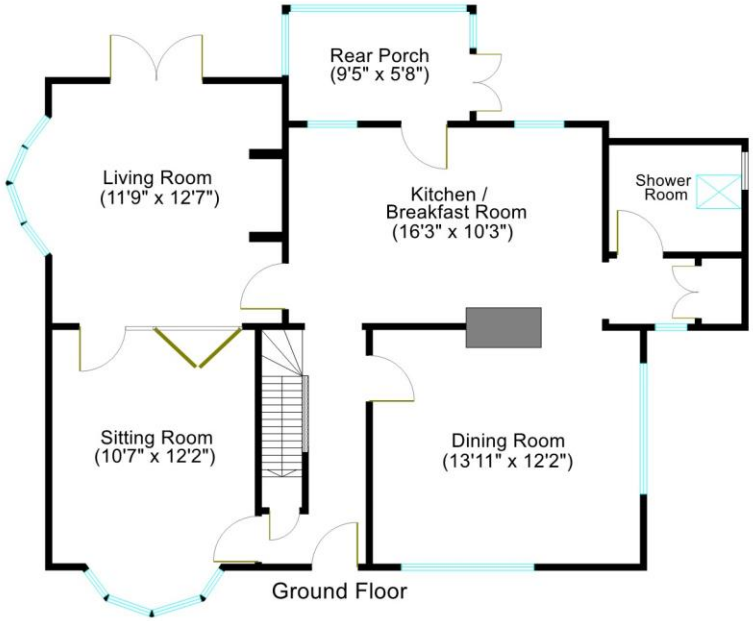
To the front and side of the property there is a gravelled parking area and a pedestrian gate to the side giving access to the rear garden.
GARAGE with up and over door to front.
REAR GARDEN which has a paved patio, covered seating area, outbuilding/store, steps up to an area of lawn, shrubs and borders, further paved area, shed.
STUDIO/OFFICE 18'11 x 7'5 (Currently being used as an office/home cinema room). Double glazed casement doors to front, electric wall mounted heaters*.

Tenure: Freehold.
Services: All main services. Air source heat pump* servicing central heating and hot water system*.
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.





Total Approx. internal floor area =
1,490 sq ft / 138.4 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.