



The Mill House
Mill Lane
Wickham
PO17 5HZ

BR BYRNE
RUNCIMAN

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THE MILL HOUSE

PRICE GUIDE: £650,000

The Property

The Mill House is a charming Grade 11 Listed property with a wealth of original character features. It is a fine example of a Georgian dwelling with very well proportioned rooms. The spacious accommodation offers a living room, dining room, kitchen/breakfast room, utility room and on the first floor four bedrooms and two bathrooms. There are two allocated parking spaces to the front. Situated in the historic village of Wickham, adjacent to Chesapeake Mill and the River Meon. This delightful property is well presented throughout so an early viewing is very highly recommended.

- * **CHARACTER PROPERTY* GRADE 11 LISTED***
- * **CENTRAL VILLAGE LOCATION***
- * **LIVING ROOM* DINING ROOM***
- * **KITCHEN/BREAKFAST ROOM* UTILITY ROOM***
- * **FOUR BEDROOMS * TWO BATHROOMS ***
- * **ATTRACTIVE ENCLOSED GARDEN***
- * **WEALTH OF ORIGINAL FEATURES***

The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

From our office proceed down Bridge Street and The Mill House will be found on the left hand side

ACCOMMODATION

Front door opening to:

ENTRANCE HALL Staircase to first floor, under stairs cupboard with access to **CELLAR**, exposed floorboards, radiator, panelled doors opening to:

LIVING ROOM Sash window to front with shutters, feature fireplace with granite hearth, exposed floorboards, radiator, door to side, door opening to:

DINING ROOM Sash window to side overlooking the mill, radiator.

KITCHEN/BREAKFAST ROOM Sash window to front with shutters, feature fireplace with granite hearth, fitted with an extensive range of wall and base units with work surfaces over, central island with work surfaces over and inset sink unit with cupboard below, Range style oven* with extractor over*, plumbing for dishwasher, exposed floorboards.

UTILITY ROOM Sash window to side, fitted base unit with work surfaces over, butler sink, wall cupboards, plumbing for washing machine, cupboard housing gas boiler* servicing central heating* and hot water system*, radiator, door opening to:

CLOAKROOM Pedestal wash hand basin, partially tiled walls, low level w.c.

FIRST FLOOR

LANDING Airing cupboard housing hot water tank, radiator, panelled doors opening to:

BEDROOM ONE Sash window to front with shutters, fireplace surround, radiator.

BEDROOM THREE sash window to side, radiator.

BEDROOM TWO Sash window to front with shutters, built in wardrobe, radiator, sliding door opening to:

ENSUITE SHOWER ROOM Suite comprising tiled shower cubicle, contemporary wash hand basin with cupboard below, low level w.c., half tiled walls, heated towel rail.

BEDROOM FOUR Sash window to side overlooking mill, radiator.

BATHROOM Sash window to side overlooking mill, suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, low level w.c., half tiled walls, heated towel rail.

OUTSIDE

To the front of the property there is a pedestrian gate opening to the attractive enclosed **GARDEN** which has a gravelled area, paved patio, numerous shrubs and borders and hedging to the front.

There are two allocated parking spaces to the front.

Tenure: Freehold.

Services: All main services.

Local Authority: Winchester District Council.

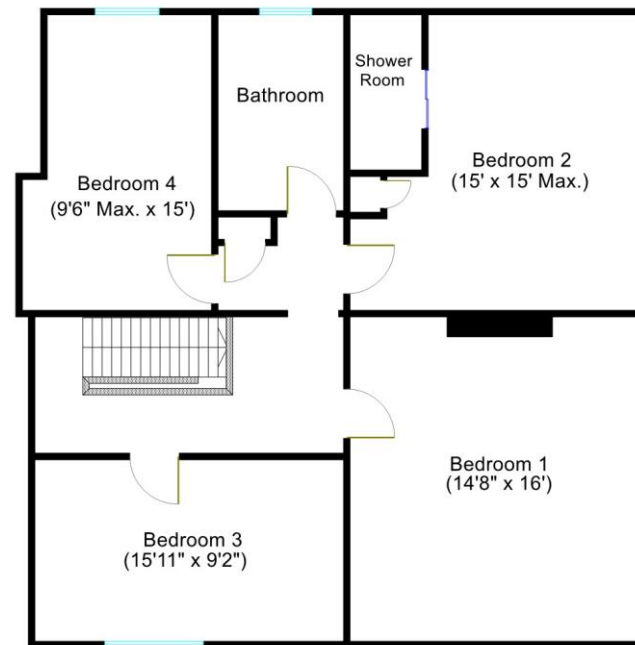
Council Tax Band: C

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.

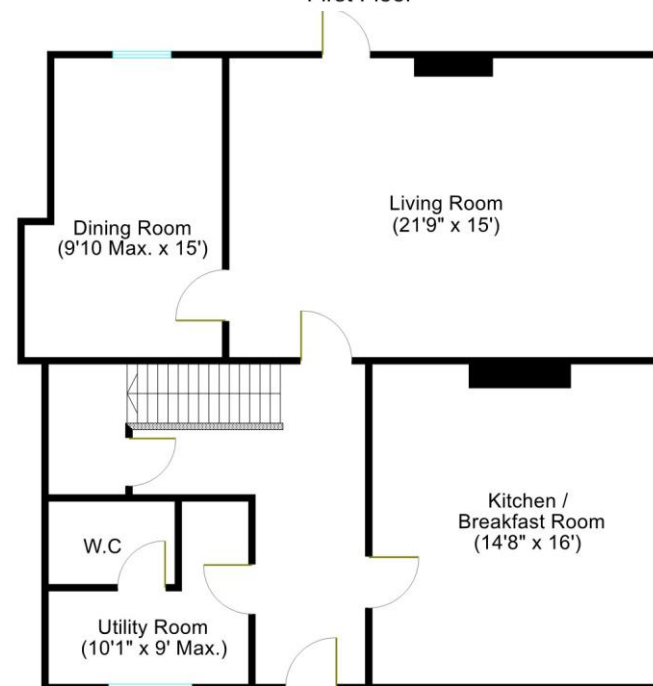
All measurements contained herein are to be considered approximate only.

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





First Floor



Ground Floor

**Total Approx. internal floor area =
1,938.7 sq ft / 180 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.

