



Forest Edge
Church Road
Newtown
PO17 6LE



BYRNE
RUNCIMAN

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FOREST EDGE

O.I.E.O. £825,000

The Property

This modern spacious detached six bedroom family home offers well proportioned accommodation set over three floors. It stands in an attractive enclosed garden in the popular semi-rural location of Newtown close to the Forest of Bere and the surrounding beautiful countryside. It also benefits from a detached barn style double garage and ample parking. It is a rare opportunity to be able to acquire a well presented throughout property of this calibre so viewing is very highly recommended.

- * **POPULAR SEMI-RURAL LOCATION ***
- * **SITTING ROOM* DINING ROOM* STUDY ***
- * **KITCHEN/BREAKFAST/LIVING ROOM ***
- * **SIX BEDROOMS * THREE BATHROOMS ***
- * **ATTRACTIVE ENCLOSED REAR GARDEN ***
- * **DOUBLE GARAGE* OFF ROAD PARKING ***

The Location

Newtown is a semi-rural village at the southern end of the Meon Valley close to the Forest of Bere. The historic village of Wickham is close by and offers all local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network.

Directions

Leave Wickham by the church, cross the A32 onto the B2177. After approximately one mile take the left hand turning into Hundred Acres. Proceed through the Forest to the junction then turn left and the entrance property is on the left hand side.

ACCOMMODATION

CANOPY PORCH Front door opening to:

ENTRANCE HALL Double glazed windows to front, staircase to first floor, cloaks cupboard, underfloor heating*, doors opening to:

STUDY Double glazed window to front, underfloor heating*

DINING ROOM Double glazed windows to front and side, underfloor heating*.

SITTING ROOM Double glazed window to side, fireplace recess with fitted wood burning stove*, underfloor heating*, double glazed casement doors with adjacent windows opening to:

CONSERVATORY Double glazed window to side, double glazed casement doors opening onto garden, double glazed bifold doors opening to:

LIVING ROOM Double glazed casement doors with adjacent windows opening onto garden, underfloor heating*, opening to:

KITCHEN/BREAKFAST ROOM Double glazed window to side, fitted with an extensive range of wall and base units with granite work surfaces over, inset one and a half bowl sink unit with cupboard below, central island with granite work surface, cupboards below and integrated refrigerator*, fitted electric oven*, microwave/oven*, warming drawer*, five ring induction hob* with extractor* over, integrated refrigerator*, freezer*, dishwasher*, underfloor heating*, door opening to:

UTILITY ROOM Double glazed door to side, fitted wall and base units with granite work surfaces over, butler sink with cupboard below, cupboard housing LPG boiler* servicing central heating* and hot water system*, plumbing for washing machine, underfloor heating*, door opening to:

CLOAKROOM Wash hand basin with cupboard below, low level w.c., underfloor heating*.

FIRST FLOOR

LANDING Staircase to second floor, airing cupboard, radiator, doors opening to:

BEDROOM ONE Double glazed window to rear overlooking garden, radiator, door opening to:

DRESSING ROOM Double glazed window to side, range of built in wardrobes, door opening to:

ENSUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, twin wash hand basin with cupboards below, low level w.c., bidet, partially tiled walls, ladder style radiator.

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

ENSUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, wash hand basin, low level w.c., half tiled walls, ladder style radiator

BEDROOM FOUR Double glazed window to front, built in

wardrobes, radiator.

BEDROOM FIVE Double glazed window to front, built in wardrobes, radiator.

BATHROOM Double glazed window to side, suite comprising panelled bath, wash hand basin with cupboards below, low level w.c., half tiled walls, ladder style radiator.

SECOND FLOOR

LANDING Velux window to rear, access to eaves, doors opening to

BEDROOM THREE Velux windows to front and rear, skilling ceilings, radiator.

BEDROOM SIX/STUDY Velux windows to front, skilling ceiling, access to eaves, radiator.

W.C. Pedestal wash hand basin, low level w.c., skilling ceiling, ladder style radiator.

OUTSIDE

The property is approached via a five bar gate onto a shingled driveway offering parking and leading to the barn style **DOUBLE GARAGE** 19'2 x 17'11, with twin doors to front. There is access to both sides of property opening onto the attractive enclosed **REAR GARDEN** with a paved patio area with steps to the lawn, numerous shrubs and borders, summerhouse.

Tenure: Freehold.

Services: Mains electricity and water supply, private treatment plant drainage*.

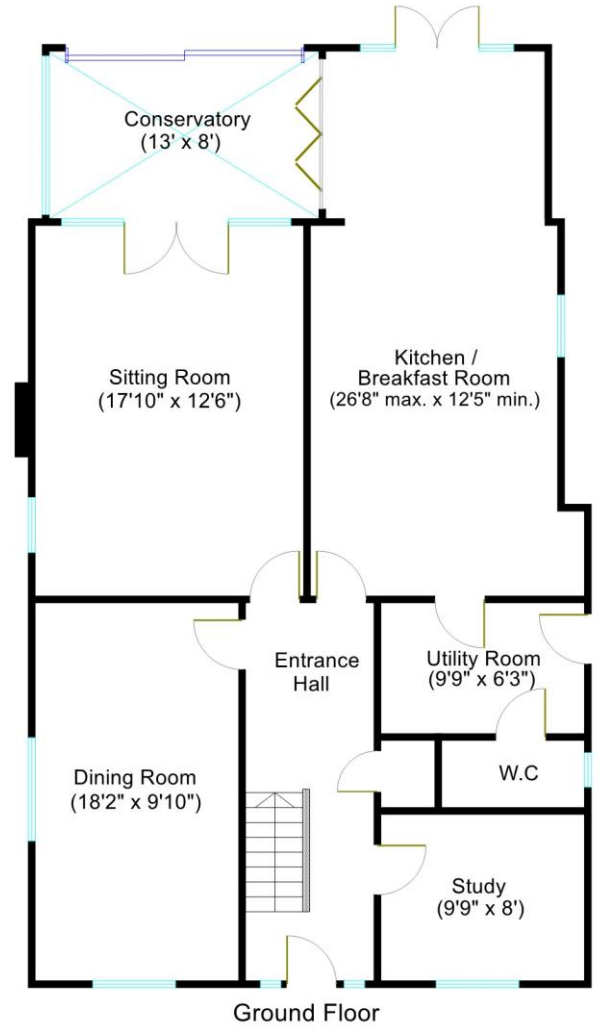
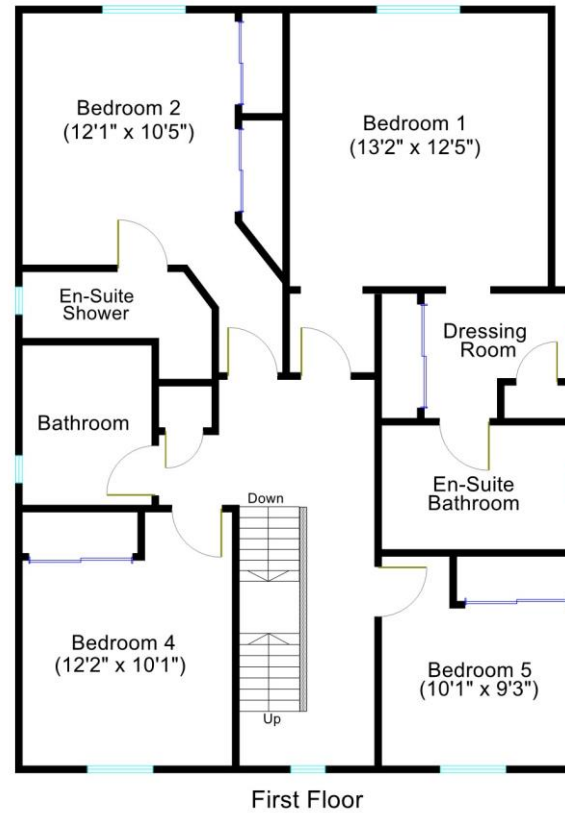
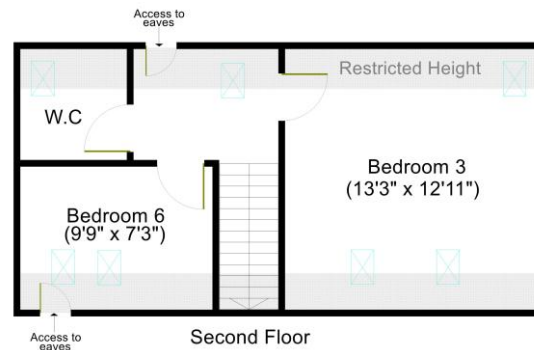
Local Authority: Winchester District Council.

Council Tax Band: G

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total Approx. internal floor area = 2,499.6 sq ft / 232.2 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.
- These particulars do not constitute any part of an offer or contract.

