



Heathview  
Heath Road  
Soberton Heath  
SO32 3PQ



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

## HEATHVIEW

### PRICE GUIDE: £560,000

#### The Property

This attractive semi detached cottage is a deceptively spacious character property dating back to the early 1900's. It has been sympathetically updated and extended in 1992 by the present owners. It benefits from a good sized garden to the rear, the total plot size is approximately 1/4 of an acre and 380 feet in length. There are extensive countryside views to the front. It is well presented throughout so viewing is very highly recommended.

**\* NO ONGOING CHAIN\***

**\* LIVING ROOM\* DINING ROOM\* KITCHEN\***

**\* THREE BEDROOMS \* BATHROOM \***

**\* ATTRACTIVE GARDEN\*PLOT APPROX 1/4 ACRE\***

**\* DETACHED GARAGE\* PARKING\***

**\* POPULAR LOCATION \* COUNTRYSIDE VIEWS\***

#### The Location

Soberton Heath is approximately three miles north of Wickham at the southern end of the Meon Valley and is close to the Forest of Bere which offers good walking and riding country. The historic village of Wickham offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

#### Directions

Turn left onto the A32, by the church, and proceed for one mile then turn right just after the Roebuck public house. Proceed through the forest and past the right hand turning into Liberty Road. The property can be found after a short distance on the right hand side after the right hand turning to Forester Road.

**ACCOMMODATION** Front door opening to:

#### ENTRANCE PORCH

Double glazed window to side, radiator, door to:

#### LIVING ROOM

Double glazed bow window to front, double glazed window to side, brick fireplace with quarry tiled hearth and fitted wood burning stove\*, staircase to first floor, exposed floorboards, radiators, door to:

#### DINING ROOM

Double glazed window to side, exposed floorboards, radiator, door to:

#### KITCHEN

Double glazed windows to side and rear overlooking the garden, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven\*, LPG gas hob\* with extractor over\*, space for fridge/freezer, plumbing for dishwasher and washing machine, wall mounted LPG boiler\* servicing heating\* and hot water\* system, radiator, part glazed door to garden.

#### FIRST FLOOR

#### LANDING

Loft hatch, radiator, exposed floorboards, doors opening to:

#### BEDROOM ONE

Double glazed window to front with extensive countryside views, exposed floorboards, radiator.

#### BEDROOM TWO

Double glazed window to rear overlooking garden, exposed floorboards, radiator.

#### BEDROOM THREE

Double glazed window to side, built in cupboard, exposed floorboards, radiator.

#### BATHROOM

Double glazed window to side, suite comprising of panelled bath, tiled shower cubicle, low level wc., pedestal wash hand basin, half tiled walls, exposed floorboards, radiator.

**OUTSIDE** The property is approached via a gravelled driveway which offers off road parking, it continues to the side of the property, through a five bar gate to the detached **GARAGE** with up and over door, power and light connected, windows to side and rear, pedestrian door to side.

The attractive good sized **REAR GARDEN** has an extensive paved patio area, original brick built well, the remainder is mainly laid to lawn, flower beds, shrubs, herb garden and metal shed. At the rear is a more natural area. The total plot is 0.23 of an acre and 380 ft in length\*.

**TENURE** Freehold

**SERVICES** Mains electric and water supply, private drainage system\*.

**LOCAL AUTHORITY:** Winchester City Council

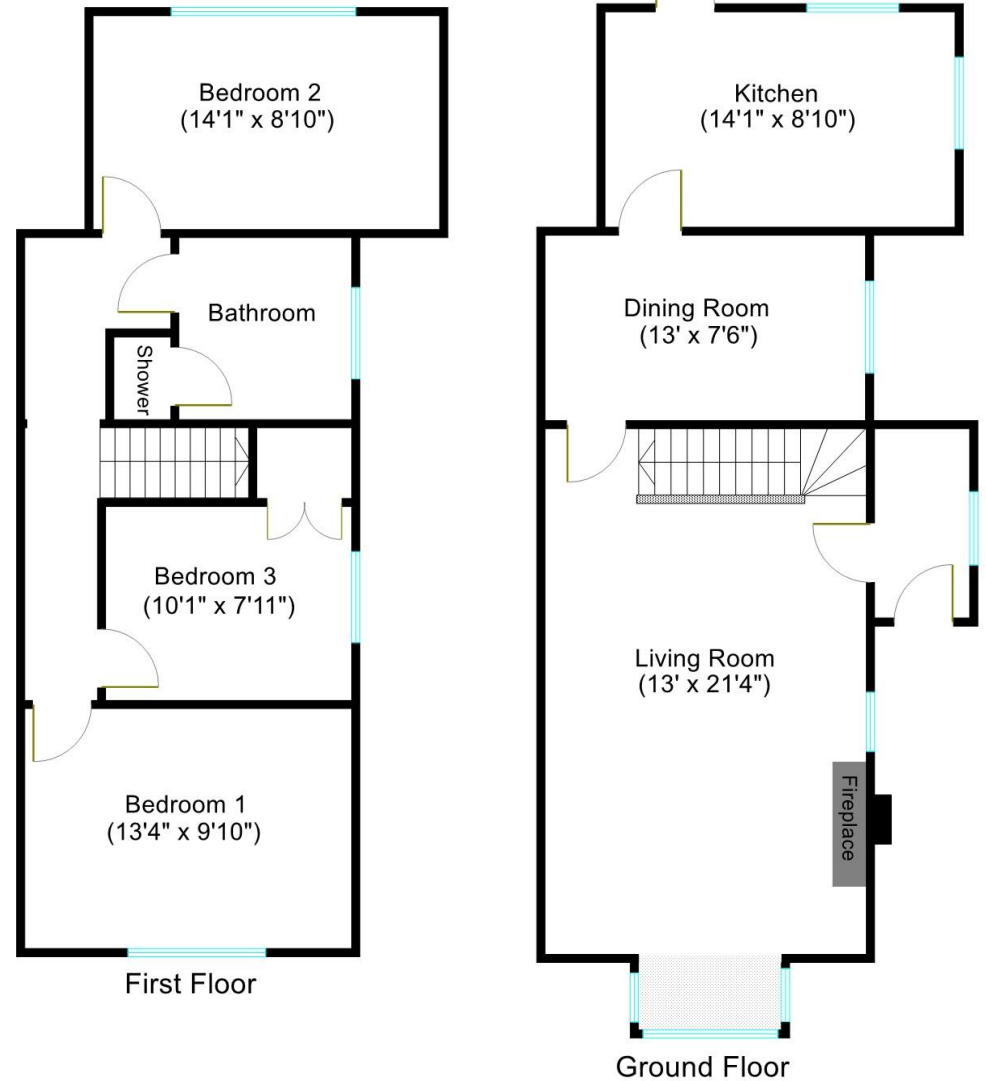
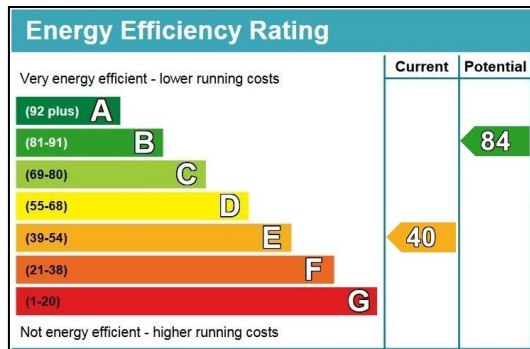
**COUNCIL TAX BAND:** D

**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 = 1,042.9 sq ft / 96.9 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.



