



Four Acres
Ingoldfield Lane
Newtown
PO17 6LF



Tel: 01329 834579 www.byrnerunciman.co.uk

FOUR ACRES

PRICE GUIDE: £775,000

The Property

A rare opportunity to acquire a spacious detached bungalow in a sought after location with views over countryside to both front and rear. Four Acres has had the great benefit to have been recently refurbished throughout. The current accommodation has a sitting room, kitchen/breakfast room, utility room, four bedrooms and two bathrooms and a good sized garden. Viewing is very highly recommended.

- * NO FORWARD CHAIN *
- * SOUGHT AFTER LOCATION *
- * REFURBISHED DETACHED BUNGALOW *
- * KITCHEN/BREAKFAST ROOM *
- * FOUR BEDROOMS * TWO BATHROOMS *
- * 1,195 SQ FT/ 111 SQM *
- * CLOSE TO THE FOREST OF BERE *

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, go straight across and the property is on the left hand side.

ACCOMMODATION

Open fronted porch, double glazed front door opening to:

ENTRANCE HALL

Radiator, doors opening to:

SHOWER ROOM

Double glazed window to front, suite comprising large shower cubicle with drencher head shower, low level w.c., wash hand basin with cupboard below and adjacent surface, fully tiled walls, ladder style radiator

SITTING ROOM

Double glazed patio doors to front with views over countryside, double glazed window to side, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed bay window to front with views over countryside, fitted with a range of wall and base units with work surfaces over, inset sink unit with cupboard below, built in electric oven*, induction hob* with extractor* over, integrated dishwasher* and fridge/freezer*, radiator.

UTILITY ROOM

Double glazed window to rear, fitted with range of wall and base units with work surfaces over, Butler sink with cupboard below, washing machine*, dryer*, cupboard housing hot water cylinder* and air source heat pump* servicing heating and hot water system*, radiator, double glazed door opening onto garden.

BATHROOM

Suite comprising panelled bath with shower over, wash hand basin with cupboard below, low level w.c., fully tiled walls, ladder style radiator.

BEDROOM ONE

Double glazed casement doors to rear opening onto garden, radiator.

BEDROOM TWO

Double glazed window to rear overlooking garden and countryside beyond, radiator.

BEDROOM THREE

Double glazed window to rear overlooking garden and countryside beyond, radiator.

BEDROOM FOUR

Double glazed window to front with countryside views, loft hatch, radiator, door opening to:

DRESSING ROOM

Double glazed window to rear overlooking garden and countryside beyond, radiator.

OUTSIDE

Driveway and parking to the front with further paved area, Access to the side of the property to the good sized enclosed rear garden with an extensive paved patio. Further land, 1.63 acres, available subject to separate negotiation.

TENURE: Freehold.

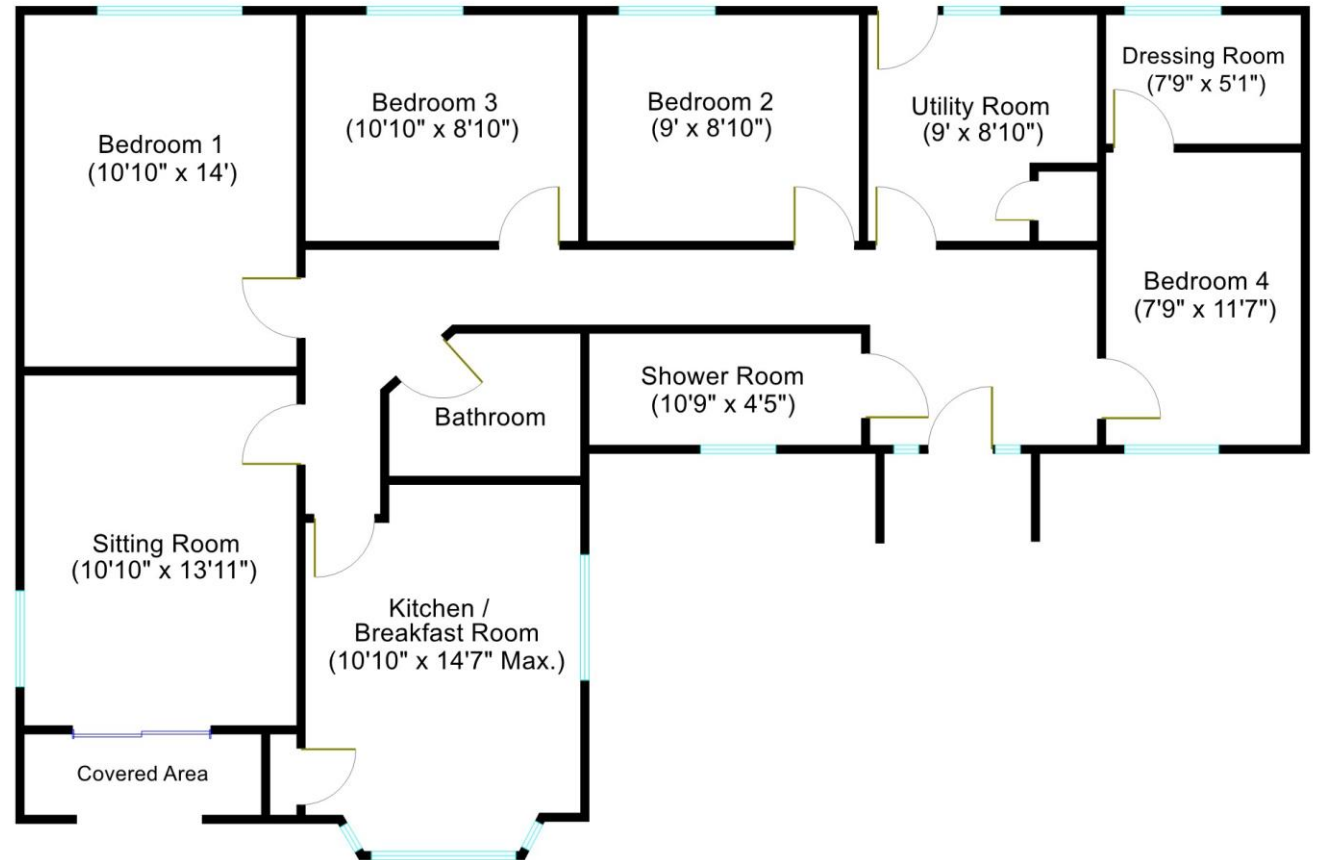
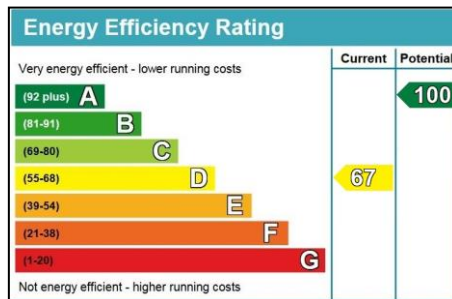
SERVICES: Mains electricity and water supply. Private sewerage treatment plant drainage system*.

LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: E

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
= 1,195 sq ft / 111 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.

