



21 Hundred Acres
Wickham
Hampshire PO17 6JB



21 HUNDRED ACRES

PRICE GUIDE: £480,000

The Property

Hundred Acres is a peaceful semi rural location close to the Forest of Bere. The cottages in the lane were built for tenants by the Rookesbury Estate in the mid 1800's. Number 21 is in need of updating throughout and has the potential to extend subject to any necessary planning permission. There is a garden to the front, side and rear and on the other side of the lane is former paddock land. The total plot in the region of 1.45 acres. This is a rare opportunity to acquire a property in this sought after location so viewing is very highly recommended.

- * NO ONGOING CHAIN *
- * GREAT POTENTIAL *
- * SOUGHT AFTER LOCATION *
- * 1.45 ACRES TOTAL PLOT *
- * FORMER PADDOCK LAND *

The Location

A popular semi-rural location approximately 2 miles from the historic village of Wickham which offers all local amenities. The larger town of Fareham is close by with easy access to the M27 motorway network.

Directions

At the crossroads, by the church, go straight over onto the B2177. Continue for approx one mile, turn left into Hundred Acres Road, continue for a short distance looking for a small red pillar box on your right. Turn right here into the unmade track known as Hundred Acres and follow it almost to the end.

ACCOMMODATION

Front door opening to:

SITTING ROOM

Double glazed window to front, window to side, tiled fireplace, door opening to:

DINING ROOM

Double glazed window to rear, tiled fireplace with adjacent cupboards, door to staircase to first floor, understairs recess, door opening to:

KITCHEN

Double glazed window to side, range wall and base units, stainless steel sink unit with cupboards below, electric cooker point, door opening to:

LOBBY

Door to porch, door opening to:

SHOWER ROOM

Double glazed window to side, Shower cubicle with electric shower*, low level w.c., pedestal wash hand basin.

PORCH

Windows to side and rear, door to garden.

FIRST FLOOR

LANDING

Doors opening to:

BEDROOM TWO

Double glazed window to rear overlooking garden and countryside beyond.

BEDROOM ONE

Double glazed windows to front with extensive countryside views.

OUTSIDE

The property has a driveway leading to **DOUBLE GARAGE**

The **FRONT, SIDE & REAR GARDENS** has hedging to the front and areas of lawn and shrubs.

On the other side of the unmade lane, is a former **PADDOCK** of approx. 1 acre*, mainly grassed with some shrubs and trees. There are an assortment of sheds and greenhouses in poor condition.

The total plot is approximately 1.45 acres*.

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

Tenure: Freehold.

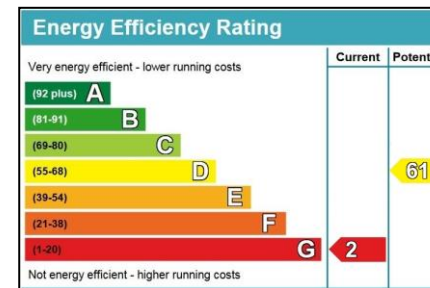
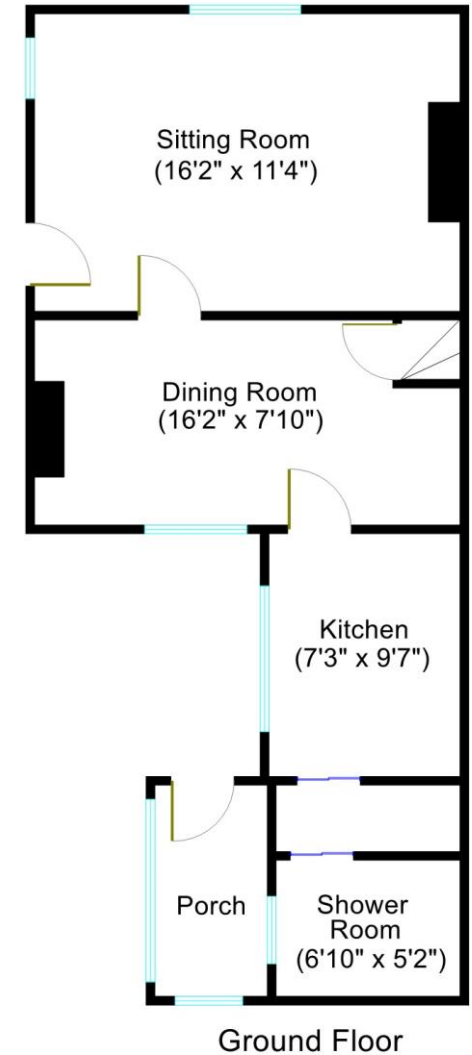
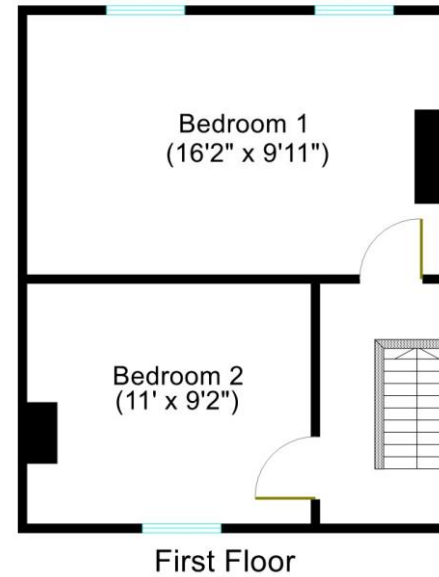
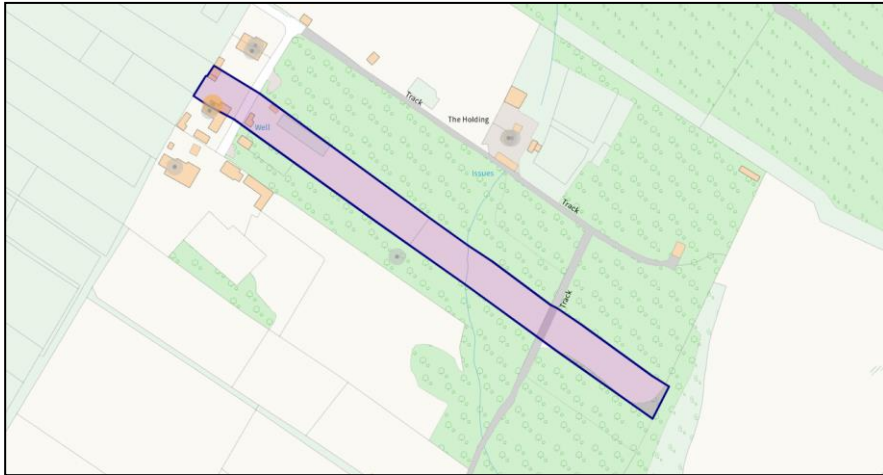
Local Authority: Winchester District Council

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 only.

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





Total approx. internal floor area = 785.9 sq ft / 73 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.

