



Longacre
Biddenfield Lane
Wickham
PO17 5NU



Tel: 01329 834579 www.byrnerunciman.co.uk

LONGACRE

PRICE GUIDE: £850,000

The Property

A rare opportunity to acquire a spacious detached bungalow in a sought after location standing in gardens and woodland totalling 2.1 acres. Longacre has an adjoining one bedroom annexe which originally was a double garage. The property is in very poor repair and is in need of a total renovation or a replacement dwelling, subject to any necessary planning permission. One of its many benefits is the separate driveway leading to the twin double garages which again offer great potential for development. Viewing is very highly recommended.

- * NO FORWARD CHAIN *
- * SOUGHT AFTER LOCATION *
- * GREAT POTENTIAL *
- * TOTAL PLOT OF 2.1 ACRES *
- * SPACIOUS DETACHED BUNGALOW *
- * ATTACHED ONE BEDROOM ANNEXE *
- * PROPERTY IN NEED OF TOTAL RENOVATION *
- * TWIN DETACHED DOUBLE GARAGES *
- * GARDEN AND WOODLAND *

The Location

On the outskirts of the historical village of Wickham, at the southern end of the Meon Valley, offering all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network and Railway Station.

Directions

Turn right out of Wickham Square, proceed to the traffic lights and turn left into Titchfield Lane. Continue past the golf course and take the next right into Biddenfield Lane. Longacre is the second property on the right hand side.

ACCOMMODATION

ENTRANCE HALL

DINING ROOM

KITCHEN

SITTING ROOM

FAMILY ROOM

TWO CONSERVATORIES

FOUR BEDROOMS

BATHROOM

SHOWER ROOM

ANNEXE

LIVING ROOM

KITCHEN

BEDROOM

SHOWER ROOM

OUTSIDE

The gardens are overgrown and extend to an area of woodland. The total plot is 2.1 acres*. Gate opening onto separate driveway to the **TWIN DOUBLE GARAGES** 21' x 19'10.

TENURE: Freehold.

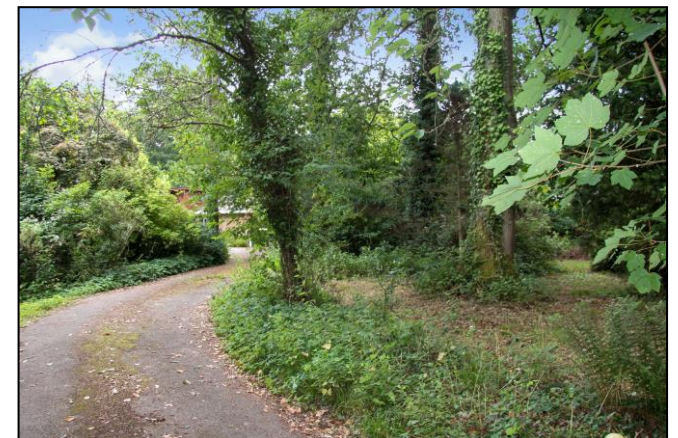
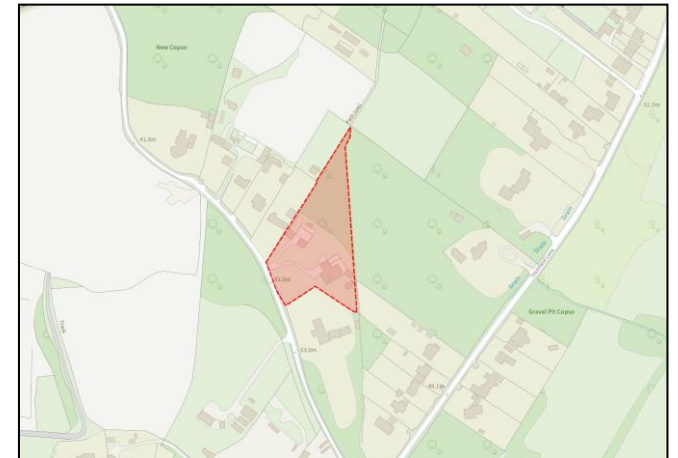
SERVICES: Mains electricity and water supply. Private cesspit drainage*, oil fired central heating*.

LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: E

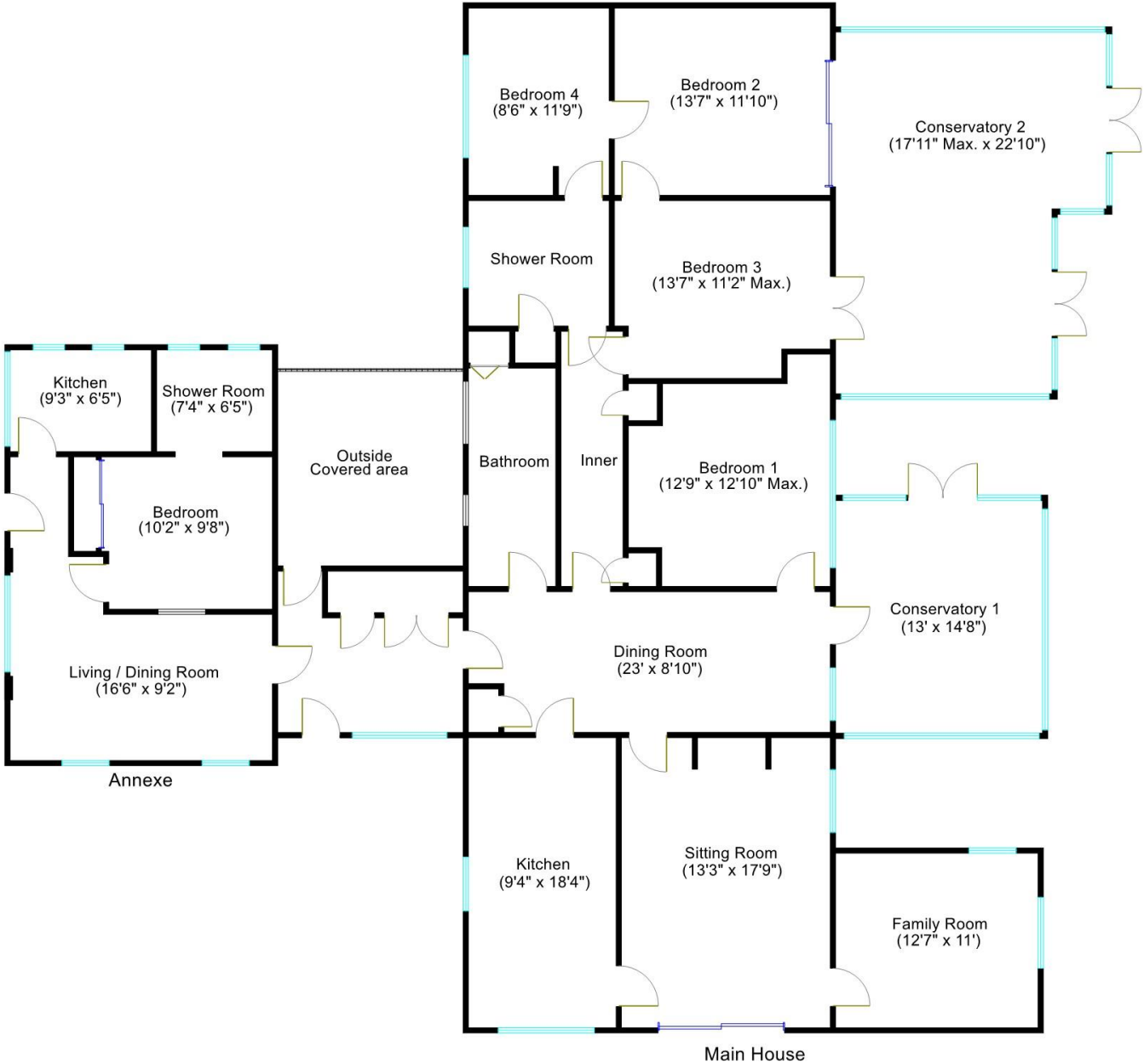
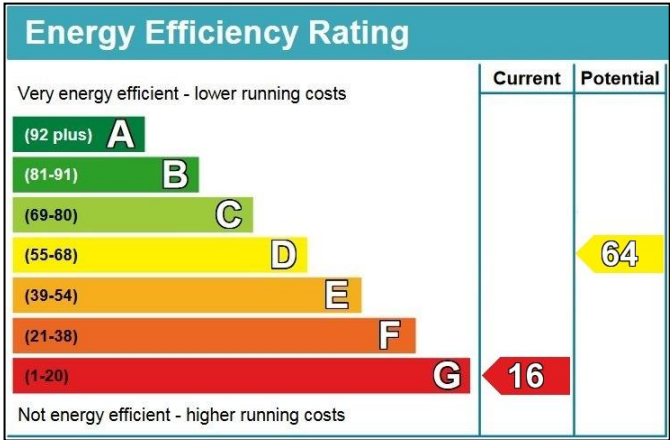
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

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





**Total approx. internal floor area
= 2,692.6 sq ft / 250.1 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.
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