



20 Dairymoor  
Wickham  
Hampshire  
PO17 5JR



BYRNE  
RUNCIMAN

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## 20 DAIRYMOOR

**PRICE GUIDE: £360,000**

### The Property

This attractive Victorian end of terrace cottage was built in the 1890s and still retains some original features. It is located in a popular road just off Wickham Square, which offers all local amenities. The accommodation is arranged over three floors to include an attic bedroom and has in recent years had the benefit of a ground floor rear extension that provides a family room. One of its many features is an attractive rear garden. It is a rare opportunity to acquire a property in this location so viewing is highly recommended.

- \* **SITTING ROOM** \* **FAMILY ROOM** \*
- \* **KITCHEN / BREAKFAST ROOM** \*
- \* **THREE BEDROOMS** \* **BATHROOM** \*
- \* **CHARACTER FEATURES**\*
- \* **OFF ROAD PARKING** \* **VILLAGE LOCATION** \*
- \* **ENCLOSED GARDEN** \* **NO FORWARD CHAIN**\*

### The Location

Wickham is an historic village at the southern end of the Meon Valley and offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

### Directions

Dairymoor is found directly behind our offices in Wickham Square and number 20 is to be found on the right hand side.

**ACCOMMODATION** Canopy porch, front door opening to:

**SITTING ROOM** Double glazed window to front, exposed brickwork to chimney breast with fitted wood burning stove\* and adjacent built in low level cupboards with shelving above. Door opening to:

**INNER LOBBY** Staircase to first floor, door opening to:

**KITCHEN / BREAKFAST ROOM** Fitted with a range of wall and base units with work surfaces over. 1½ bowl stainless steel sink unit with cupboard below, partially tiled walls, built in electric oven\*, gas hob\* with extractor over\*, integrated refrigerator\*, freezer\* and washing machine\*. Opening to:

**FAMILY ROOM** Two skylights, double glazed casement doors opening onto garden.

### FIRST FLOOR

**LANDING** Door opening to staircase to second floor. Cupboard housing gas boiler\* servicing central heating\* and hot water system\*. Doors opening to:

**BEDROOM ONE** Double glazed window to front, built in wardrobes.

**BEDROOM THREE** Double glazed window to rear overlooking garden.

**BATHROOM** Double glazed window to rear, suite comprising of panelled bath with shower attachment over, pedestal wash hand basin, partially tiled walls, low level W.C, ladder style radiator\*.

### SECOND FLOOR

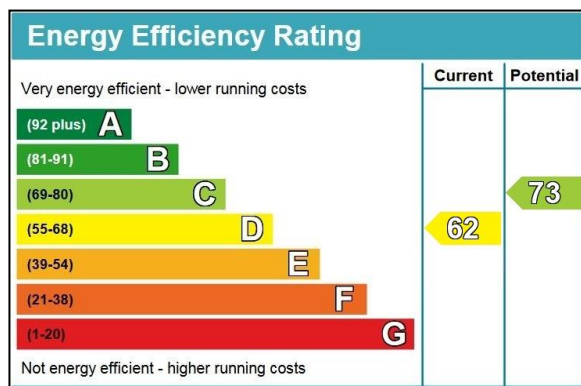
**BEDROOM TWO (ATTIC BEDROOM)** Double glazed dormer window to front, skilling ceilings, eaves storage cupboards.

**OUTSIDE** To the front of the property is a hard standing for parking and to the side is a pathway leading to the **REAR GARDEN**. There is a paved patio area to the rear of the property and the remainder is mainly laid to lawn with numerous shrubs and borders.

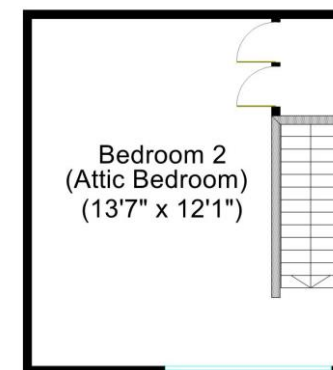
**TENURE:** Freehold  
**SERVICES:** All main services  
**LOCAL AUTHORITY:** Winchester County Council  
**COUNCIL TAX BAND:** D

**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.

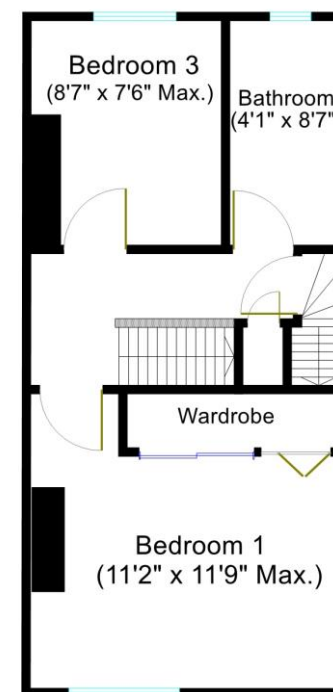
**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Ground Floor



Second Floor



First Floor

Total approx. internal floor area = 952.4 sqft (87.6 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.



