



Little Orchard
Kingsmead
Wickham
PO17 5AU



Tel: 01329 834579 www.byrnerunciman.co.uk

LITTLE ORCHARD

PRICE GUIDE: £595,000

The Property

This is a rare opportunity to acquire a desirable attached property in a much sought after tranquil location. The original older part of Little Orchard was thought to be an old stable block which was latterly converted to a cottage and the more modern part being built in 1970's. The rear garden backs onto open fields and there is easy access to the Meon Valley Trail at the front. Viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **TRANQUIL SEMI-RURAL LOCATION** *
- * **KITCHEN/BREAKFAST ROOM* UTILITY** *
- * **SITTING ROOM* DINING ROOM** *
- * **FOUR BEDROOMS* TWO BATHROOMS** *
- * **DOUBLE GARAGE* ATTRACTIVE GARDEN** *

The Location

In a tranquil setting at the southern end of the Meon Valley, opposite the Forest of Bere and in the Southdowns National Park. The historic village of Wickham is less than two miles, offering all local amenities and the larger town of Fareham is nearby with easy access to the M27 motorway network.

Directions

Turn left onto the A32, proceed for 1mile then turn left, directly after The Roebuck Pub, into Kingsmead. The property can be found towards the end of the lane on the left hand side.

ACCOMMODATION

CANOPY PORCH Front door opening to:

ENTRANCE HALL Staircase to first floor, storage heater, doors opening to:

CLOAKROOM Low level W.C., pedestal wash hand basin, plumbing for washing machine, understairs cupboard.

DINING ROOM Double glazed window to front, exposed ceiling and wall beams, storage heater, door opening to:

SITTING ROOM Double glazed windows to front, brick fireplace, return staircase to first floor, storage heater.

KITCHEN/BREAKFAST ROOM Double glazed windows to front and side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, partially tiled walls, **LARDER**, built in electric oven*, electric hob* with extractor* over, integrated refrigerator*, plumbing for dishwasher*, storage heater, door opening to:

UTILITY ROOM Double glazed window to rear, wall cupboard, stainless steel sink unit, storage heater, stable door to garden.

FIRST FLOOR

MAIN LANDING Velux window to rear, storage heater, doors opening to:

BEDROOM FOUR Double glazed window to rear overlooking countryside, skilling ceiling, cupboard housing hot water tank, eaves storage cupboard.

BEDROOM THREE Double glazed windows to front, skilling ceiling.

BATHROOM Double glazed window to front, suite comprising panelled bath, pedestal wash hand basin, low level w.c.

LANDING TWO Doors opening to:

BEDROOM TWO Double glazed window to front, skilling ceilings, exposed wall beams, loft hatch, storage heater.

BEDROOM ONE Double glazed window to front, skilling ceilings, exposed wall beams, electric heater, door opening to:

DRESSING AREA Double glazed window to front, vanity basin with cupboard below, walk in wardrobe, heated towel rail, door opening to:

ENSUITE BATHROOM Double glazed window to front, suite comprising panelled bath, low level w.c., storage cupboard, storage heater, small door opening onto main landing.

OUTSIDE

The property is approached via a gravelled driveway, offering parking, and leading to the attached **DOUBLE GARAGE** with twin up and over doors, roof storage, window to rear, pedestrian door to rear.

The **FRONT GARDEN** has areas of lawn, hedging to front and side, shrubs and borders, pedestrian access to side of garage opening onto the **REAR GARDEN** which is mainly laid to lawn, shrubs and borders, good sized timber shed/workshop. The garden backs onto fields.

TENURE: Freehold

SERVICES: Main electricity and water supply. Private septic tank drainage system*.

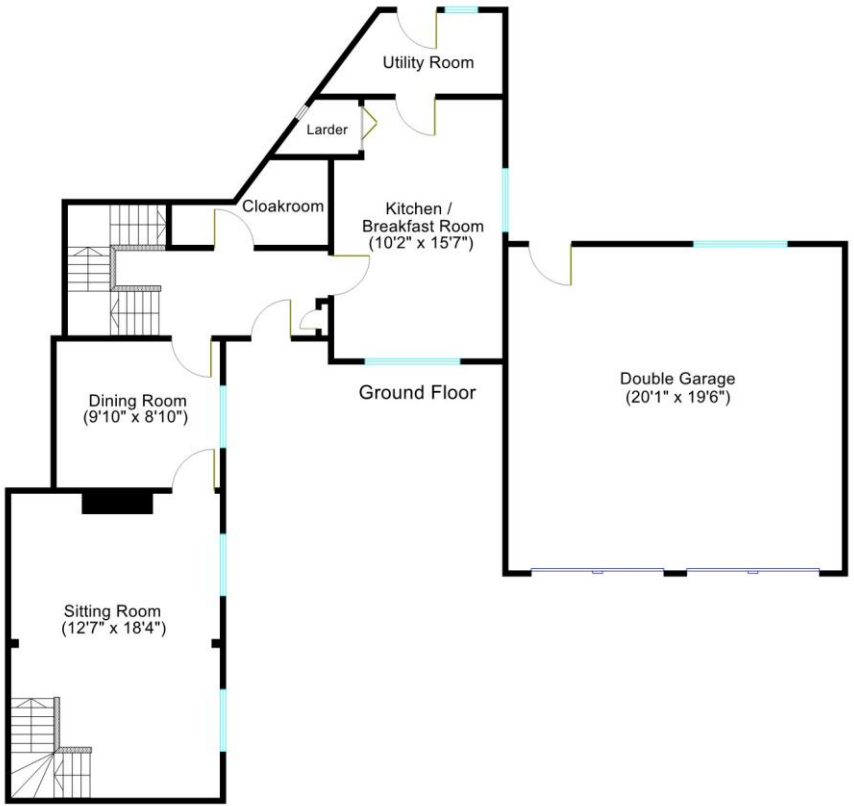
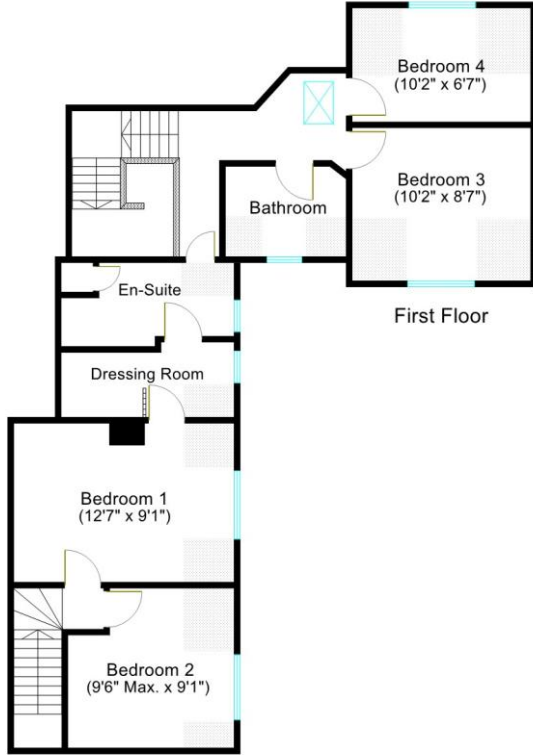
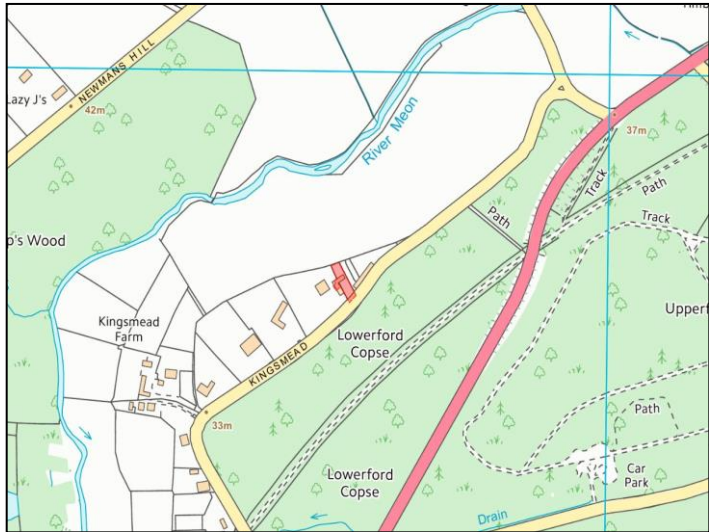
LOCAL AUTHORITY: Winchester City Council

COUNCIL TAX BAND: F

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Total approx. internal floor area = 1,268.9 sq ft/ 117.9 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.

