



9 Tanfield Park, Wickham - PO17 5NP
£550,000

WHITE & GUARD

9 Tanfield Park

Wickham, Fareham

Situated within the heart of this pretty village and surrounded by beautiful countryside within the Meon Valley, this thoughtfully extended family comes with a lovely mature garden, parking for several vehicles and includes an attached annexe that currently provides an additional income. The house is open plan throughout the ground floor that provides a lovely light and airy feel including a sitting room with wood burning stove, dining area, kitchen, conservatory, cloakroom and double bedroom. On the first floor there are then 3 well proportioned bedrooms and modern bathroom. The annexe has a sitting/dining area, kitchen and bathroom with a mezzanine floor providing space for two beds above. To fully appreciate everything that this super family home has to offer, as well it's great location, an early viewing is truly a must.

LOCATION

The property is just a short stroll from the centre of the pretty market town of Wickham, that hosts a range of shops, pubs and eateries. The village is surrounded by the beautiful South Downs, with its many scenic walks, with the Water Meadows just on your doorstep, along with a network of bridal ways. The village is situated only minutes from neighbouring Bishops Waltham and Botley, with its mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just over half an hour away with all main motorway access routes being close by, providing easy access for Southampton, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND E
- EPC RATING D FREEHOLD
- FOUR BEDROOM DETACHED EXTENDED HOME
- OPEN PLAN LIVING SPACE
- ANNEXE WITH LIVING/DINING ROOM /KITCHEN
- GOOD SIZE MATURE GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES





INSIDE

The house is approached via the driveway that leads to a double glazed front door that then leads through a porch which has ceramic tiled flooring, a cupboard to one wall providing useful storage and fitted shelving to one wall. A door to one side leads through to the annexe with a further door that then takes you through to the entrance hall. From the hall a staircase leads to the first floor with a separate door taking you through to a modern cloakroom. The sitting room, a lovely bright room, has sliding doors to the side leading out onto the patio, with an additional set of doors that take you through to the conservatory. The main focal point of the sitting room is then the open fireplace with inset wood burning stove, with the room then benefitting from Oak effect flooring that continues through into the dining area from which a door to one side leads through to a room the owners use as a guest bedroom and playroom for grandchildren, which has parquet flooring and a large window that enjoys views over the rear garden. The dining area opens out into the kitchen which is fitted with a matching range of wall and base units and has a built-in oven, separate grill oven, dishwasher, fridge and freezer, in addition to an electric induction hob. The room also has a window to the front and opening through to a walk-in pantry to one side. The conservatory is a half brick based, UPVC room and has a door to the side that leads out onto the rear patio.

On the first floor landing there is access to the loft and door that leads through to the master bedroom. This room has a double glazed window to the front and is a lovely bright room, as is bedroom two that overlooks the side of the property. Bedroom three again, overlooks the rear garden, whilst the family bathroom has been fitted with a modern suite comprising of a panelled bath with shower over, wash hand basin set into a vanity unit with cupboard below and matching WC to the side, the room is also fully tiled.

The annexe has its own door, sitting room, dining/breakfast area, kitchen and shower room, with a staircase then leading to a mezzanine floor where there is a room, providing enough space for two beds.



OUTSIDE

To the front of the house there is a sizable driveway providing parking for several vehicles with selectively planted borders.

The rear garden is mainly lawned, has a decked patio area, shed and raised vegetable bed and has been well planted with a variety of mature floor, tree and shrubs.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

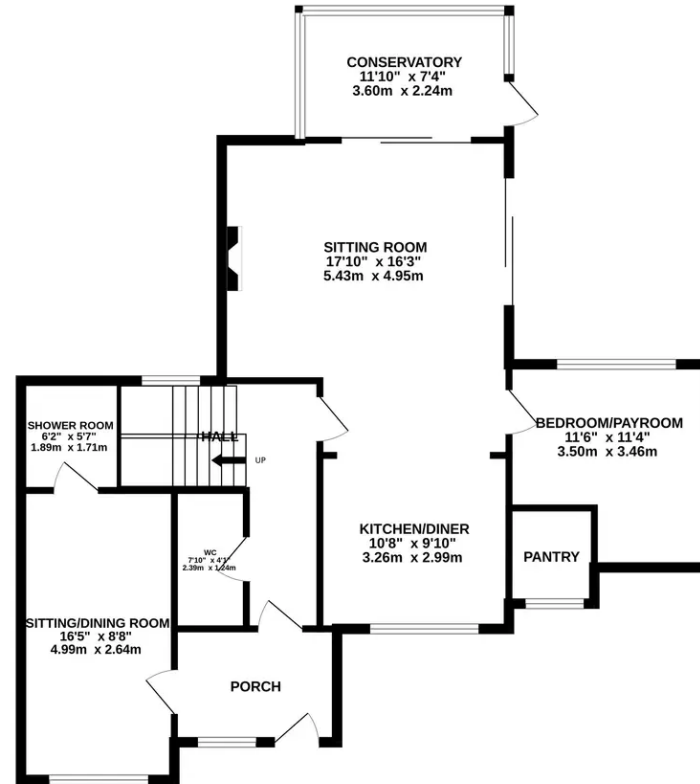
Broadband ; Superfast Fibre Broadband 50-72 Mbps download speed 13-20 Mbps upload speed. This is based on information provided by Openreach.

Disclaimer

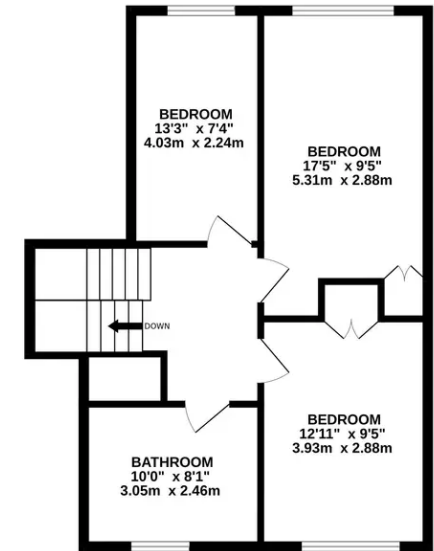
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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