



27 Grindall Field, Wickham Common - PO17 6FF

In Excess of £240,000

WHITE & GUARD

# 27 Grindall Field

## Wickham Common, Fareham

Set within this thoughtfully designed development by Croudace Homes on the edge of the pretty village of Wickham and situated in the beautiful countryside of the Meon Valley, this stunning ground floor maisonette also comes with a private courtyard patio area and parking. Flooded with light, the property has a well proportioned sitting/dining room that then opens out into a stylish fully integrated kitchen. There is then a large double bedroom with fitted wardrobes and beautifully appointed bathroom. Outside there is also visitors parking, in addition to the allocated parking for the property and to view everything that this beautiful home has to offer, an early viewing is truly a must.

### LOCATION

The property is situated within 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 and 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 B
- EPC RATING B
- LEASEHOLD
- ONE BEDROOM GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN LIVING DINING ROOM
- LARGE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE & VISITORS PARKING
- PRIVATE COURTYARD PATIO AREA





## INSIDE

Approached via a pathway a double glazed door takes you through to the inviting entrance hall which has stylish dark wood effect Amtico flooring that continues through to the sitting/dining room. This room, which is a lovely bright room, has a window to the front with fitted blinds and French door to one side that lead through to the courtyard style garden, screened by hedging and fully paved. The room opens up into the kitchen which is fully integrated and fitted with high gloss wall and base units. Appliances included include an electric induction hob with extractor over, oven, fridge, freezer, dishwasher and washing machine.

The bedroom, a beautiful, bright room being dual aspect, also has a range of fitted wardrobes along one wall. The bathroom is a good size and has been fitted with a suite comprising of a panel enclosed bath with shower over, wash hand basin set in vanity unit with cupboards below and low level WC, there is then a heated towel and complementary tiling.

## OUTSIDE

Outside the property comes with allocated parking as well as visitors parking close-by. The gardens to the front are lawned and have attractive planted borders with beech hedging that screens the garden/courtyard area. The property also has an annual maintenance for the upkeep of the development.



## 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 : Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

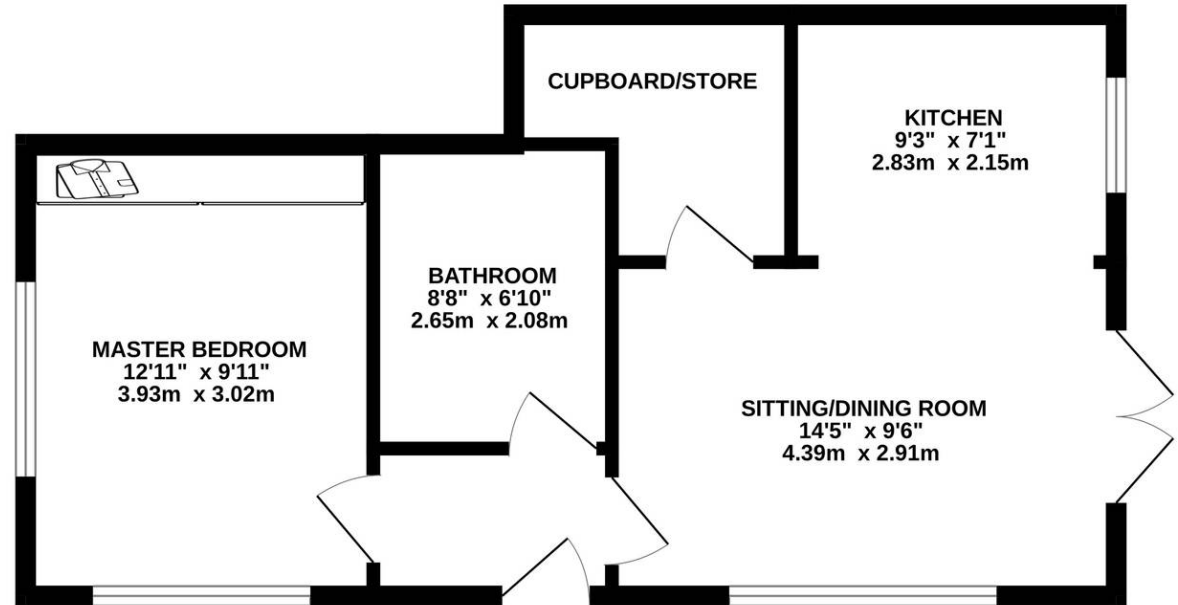
Service Charge is £304.94 per year.

Length of Lease is 997 years

## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

## GROUND 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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