



The Hollow
Southwick Road
North Boarhunt
PO17 6DJ

Byrne & Co
ESTATE AGENTS
01329 834579 www.byrneandco.uk

THE HOLLOW

PRICE GUIDE: £850,000

The Property

Offered to the market with No Forward Chain, this spacious detached family home is located in North Boarhunt which is close to rolling farmland, woodland and walking routes near the edge of the South Downs National Park and Forest of Bere.

A generous driveway provides parking for multiple vehicles and leads to a detached double garage with a versatile room above, ideal for a home office, gym, hobby room or additional storage.

The ground floor offers flexible and well-proportioned accommodation, including a cloakroom and three reception rooms, currently arranged as a study, fourth bedroom and a cosy living room featuring a wood-burning stove. The spacious kitchen/dining room is perfect for family life and entertaining, while a separate utility/pantry provides excellent additional storage.

Spanning the rear of the property is a conservatory overlooking the generous garden. A unique feature of this home is the resistance swimming pool, located within the conservatory, creating an excellent space for fitness and relaxation throughout the year.

Upstairs, there are three generous double bedrooms and a family bathroom. The main bedroom and second bedroom both benefit from their own en-suite rooms.

Outside, the impressive rear garden offers plenty of space to enjoy, with a selection of mature fruit

trees and an allotment area situated behind the detached double garage, ideal for keen gardeners. This versatile home combines spacious accommodation, flexible living space and excellent outdoor amenities, making it an ideal choice for families or those seeking room to grow. The property has No Forward Chain and is available to view now.

- * **DETACHED PROPERTY ***
- * **DRIVEWAY PARKING ***
- * **THREE DOUBLE BEDROOMS ***
- * **NO FORWARD CHAIN ***
- * **OPEN PLAN KITCHEN/BREAKFAST ROOM ***
- * **CONSERVATORY WITH RESISTANCE POOL ***
- * **THREE RECEPTION ROOMS ***
- * **DETACHED DOUBLE GARAGE, ROOM ABOVE ***
- * **LARGE GARDENS WITH MATURE SHRUBS ***
- * **TWO EN-SUITES ***

The Location

North Boarhunt is a popular semi-rural location approximately 2.5 miles from the historic village of Wickham which offers all local amenities. Fareham is close by, with easy access to the M27 motorway network.

Services: All main services.

Tenure: Freehold.

Local Authority: Winchester Council.

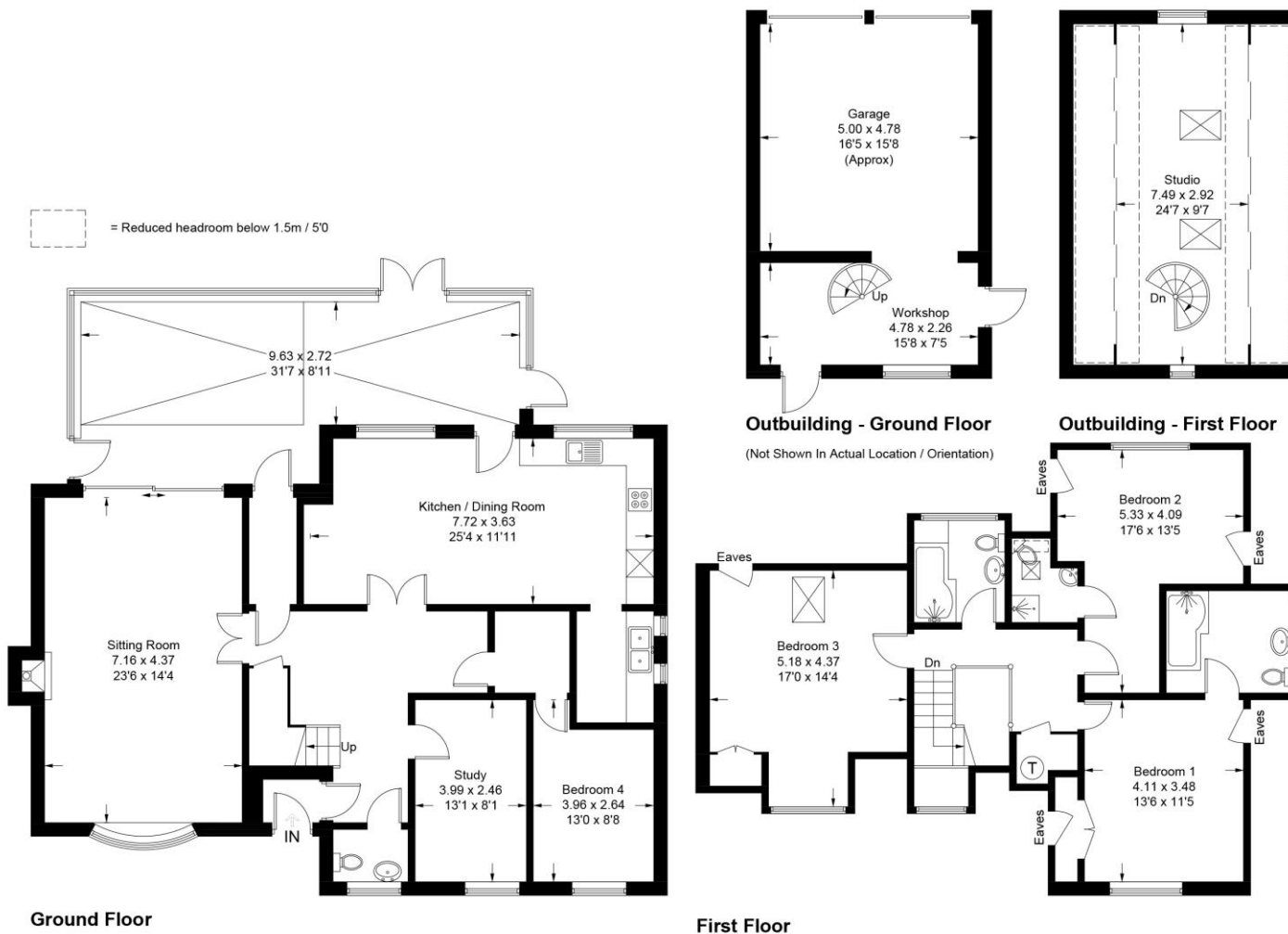
Council Tax Band: G

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 & CO of Wickham.



Approximate Gross Internal Area = 231.8 sq m / 2495 sq ft
 Outbuilding = 72.3 sq m / 778 sq ft
 Total = 304.1 sq m / 3273 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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