



Penton Rise
Church Road
Shedfield
SO32 2HY

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

PENTON RISE

PRICE GUIDE: £785,000

The Property

Penton Rise is a spacious detached house standing in an attractive good sized garden of approximately 0.18 acres. Located in a tucked away position in the popular semi-rural village of Shedfield and close to the church. It benefits from three reception rooms, kitchen/breakfast room, conservatory, four bedrooms, two bathrooms and double garage. A well presented property so viewing is very highly recommended.

- * **POPULAR SEMI-RURAL LOCATION ***
- * **DETACHED FAMILY HOME * TRIPLE GLAZING ***
- * **KITCHEN/BREAKFAST ROOM*UTILITY ROOM ***
- * **THREE RECEPTION ROOMS*CONSERVATORY ***
- * **FOUR BEDROOMS * TWO BATHROOMS ***
- * **ATTRACTIVE GOOD SIZED GARDEN ***
- * **DOUBLE GARAGE * DRIVEWAY PARKING ***

The Location

Shedfield is in a popular semi-rural location with the advantage of well regarded local schools, both junior and senior, and is approximately 1.5 miles from the historical village of Wickham, at the southern end of the Meon Valley, which offers a full range of local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network and railway station.

Directions

Turn right out of Wickham Square, proceed for about a mile and after the lefthand fork to Botley turn left at the crossroads into Church Road then turn immediately right.

ACCOMMODATION

ENTRANCE HALL
CLOAKROOM
LOUNGE
DINING ROOM
CONSERVATORY
STUDY
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
FIRST FLOOR
LANDING
BEDROOM ONE
ENSUITE SHOWER ROOM
BEDROOM TWO
BEDROOM THREE
BEDROOM FOUR
BATHROOM
OUTSIDE
DOUBLE GARAGE
DRIVEWAY
GARDEN

Services: All main services.

Tenure: Freehold.

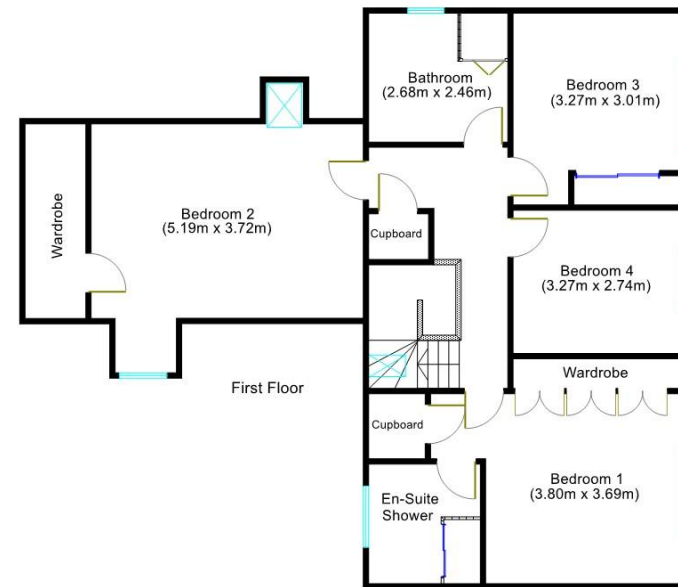
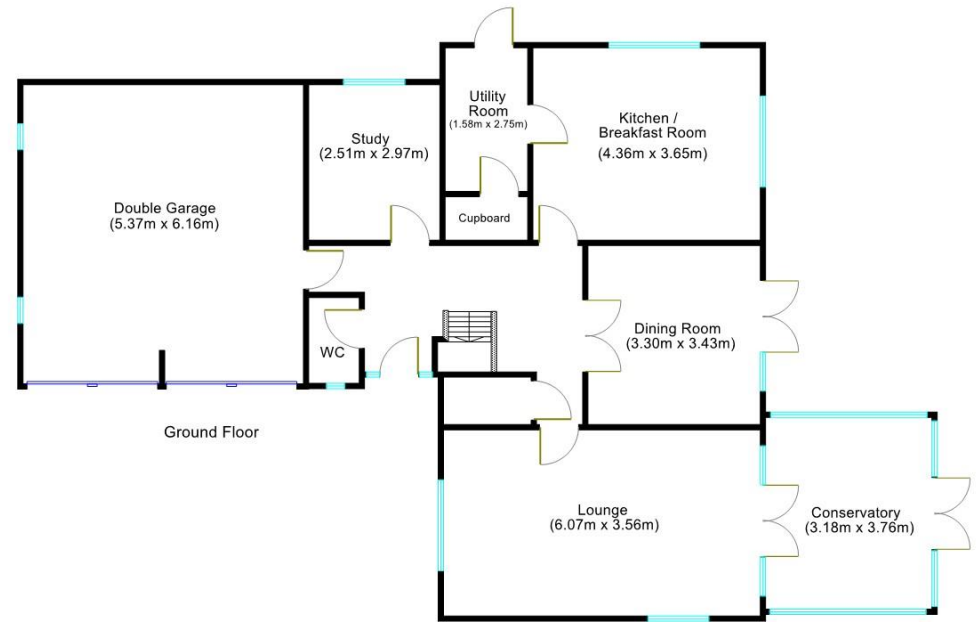
Local Authority: Winchester District Council.

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.

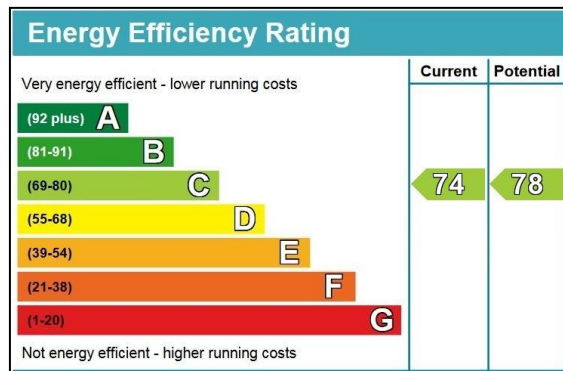
Viewing strictly by appointment with vendor's sole agent BYRNE & CO of Wickham.





Gross approximate internal area (excluding garage) = 181.57 sqm

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows are approximate and no responsibility is taken for any error, omission or mis-statement.



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.

