



Roadstead  
Tanfield Lane  
Wickham  
PO17 5NN

Byrne & Co

ESTATE AGENTS

01329 834579 [www.byrneandco.uk](http://www.byrneandco.uk)

## ROADSTEAD

### PRICE GUIDE: £695,000

#### The Property

A rare opportunity to acquire a modern four bedroom detached house situated in a quiet location within walking distance of Wickham Square and all its amenities. The property stands in an attractive garden with the River Meon meandering through. It has the benefit of driveway parking, a double garage and an adjacent annexe/studio. An early viewing is very highly recommended.

- \* VILLAGE LOCATION \* NO ONGOING CHAIN \*
- \* SITTING ROOM \* DINING ROOM \*
- \* KITCHEN \* BREAKFAST ROOM \*
- \* FOUR BEDROOMS \* TWO SHOWER ROOMS \*
- \* DOUBLE GARAGE \* ANNEXE/STUDIO \*
- \* GARDEN WITH RIVER MEON TO REAR \*

#### The Location

Wickham is an historic village at the southern end of the Meon Valley. A wide range of local independent retailers line the wide square which forms the centre of the community. The larger centre of Fareham is close by, with easy access to the M27 motorway network.

#### Directions

Turn left out of Wickham Square and then first right into Tanfield Lane where the property can be found, after a short distance, on the left hand side.

#### ACCOMMODATION

Front door opening to:

**ENTRANCE PORCH** Glazed door opening to:

**ENTRANCE HALL** Return staircase to first floor, under stairs cupboard, radiator, doors opening to:

**CLOAKROOM** Double glazed window to front, low level W.C., wash hand basin.

**SITTING ROOM** Double glazed window to front, feature fireplace, double glazed patio doors opening to garden, radiators, opening to:

**DINING ROOM** Double glazed windows to rear, radiator.

**BREAKFAST ROOM** Double glazed window to front, double glazed door to side, radiator, archway to:

**KITCHEN** Double glazed windows to side and rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboards below, partially tiled walls, built in electric oven\*, electric hob\* with extractor over\*, space for fridge/freezer\*, plumbing for washing machine.

#### FIRST FLOOR

**LANDING** Feature window to front, loft hatch, airing cupboard, radiator, doors opening to:

**BEDROOM ONE** Double glazed window to rear overlooking river, radiator, door opening to:

**ENSUITE SHOWER ROOM** Double glazed window to front, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., fully tiled walls, ladder style radiator.

**SHOWER ROOM** Double glazed window to front, suite comprising tiled shower cubicle, wash hand basin with drawers below, low level W.C., tiled walls, ladder style radiator.

**BEDROOM TWO** Double glazed window to rear overlooking river, radiator.

**BEDROOM THREE** Double glazed window to rear overlooking river, built in wardrobes, radiator.

**BEDROOM FOUR** Double glazed window to front, built in wardrobe and desk unit, radiator.

#### OUTSIDE

The property is approached over a brick paviour driveway offering parking and leading to the **DOUBLE GARAGE** with roller door\* to front. Adjacent to the garage is the **ANNEXE** with front door opening to the **GROUND FLOOR ROOM** with double glazed windows to side and rear, pedestrian door to garage, staircase to **FIRST FLOOR ROOM** with double glazed windows to rear and side, skimming ceilings, velux windows, door to storage area with low level w.c., wash hand basin. The **FRONT GARDEN** has hedging to the front and an area of lawn. The **REAR GARDEN** has a decked area, mainly laid to lawn with shrubs, borders and trees. The River Meon meanders through at the bottom.

**TENURE:** Freehold

**SERVICES:** All main services

**LOCAL AUTHORITY:** Winchester City Council

**COUNCIL TAX BAND:** F

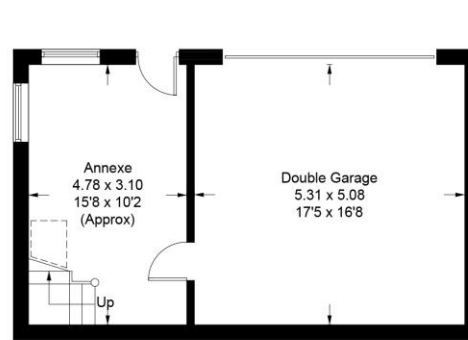
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.

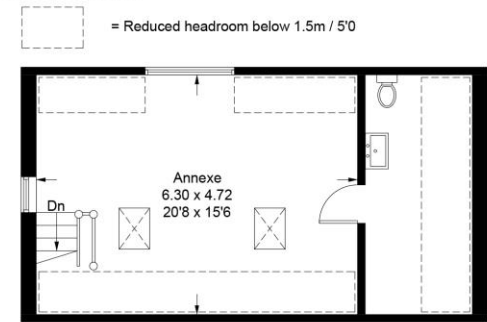




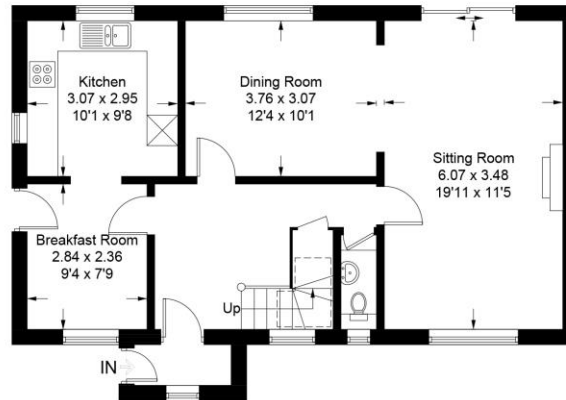
Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft  
 Annexe = 83.9 sq m / 903 sq ft  
 (Including Double Garage)  
 Total = 213.5 sq m / 2298 sq ft



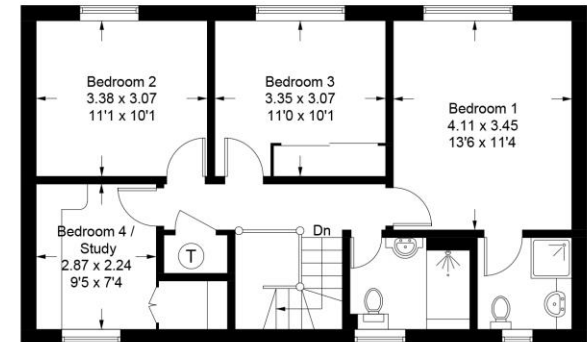
**Annexe - Ground Floor**  
 (Not Shown In Actual Location / Orientation)



**Annexe - First Floor**



**Ground Floor**



**First Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- 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.
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