



Woodlands Trampers Lane, North Boarhunt - PO17 6BZ
£850,000

WHITE & GUARD

Woodlands Trampers Lane

North Boarhunt, Fareham

INTRODUCTION

A unique opportunity to convert a beautiful detached barn into a wonderful family home surrounded by woodland and countryside. The existing barn was originally built with both strength and being and to be able to withstand the test of time, as was originally used to store crops and then machinery in more later years. The existing building also has cavity walls in place, reinforced floors and even a strengthened roof, therefore reducing any overall build cost for a conversion.

The property, when converted would then offer around 3,600-3,900 sq ft of accommodation, depending whether a void-space is factored in of an additional room is added in its place. The property then has a driveway providing ample parking for several vehicles, in addition to a beautiful garden that the property faces directly onto that have been well stocked with a wide variety of mature flower, tree and shrubs. A true hidden gem nestled within this popular village and only a stones throw away from the village of Wickham and Bishops Waltham, therefore an early viewing is undoubtedly a must. Location The village itself is ideally situated close to Fareham and its thriving town centre, which also has a direct railway line into London. This in addition to being within half an hour away to Southampton Airport and all main motorway access routes also being within easy reach, enabling direct access to the Cathedral City of Winchester, Portsmouth, Southampton, Chichester, Guildford and London





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- INVESTMENT OPPORTUNITY
- FULL PLANNING PERMISSION
- PLANS FOR PROPOSED OFFICE. ANNEX, STORE AND CAR PORT.
- SECLUDED LOCATION
- DEVELOPMENT POTENTIAL
- LARGE DETACHED BARN
- NO FORWARD CHAIN



SERVICES:

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

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed up to 1600 Mbps download speed. This is based on information provided by Openreach.

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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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.

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