



Robin Hill
Trampers Lane
North Boarhunt
PO17 6BU

Byrne & Co

ESTATE AGENTS

01329 834579 www.byrneandco.uk

ROBIN HILL

PRICE GUIDE: £595,000

The Property

This three/four bedroom detached house in a popular semi-rural location at the southern end of the Meon Valley and close to the Forest of Bere. It is less than three miles from the historic village of Wickham and all its amenities. It stands in an attractive good sized garden. This is a rare opportunity to acquire a desirable property in a much sought after location so viewing is very highly recommended.

- * **POPULAR SEMI-RURAL LOCATION ***
- * **KITCHEN/BREAKFAST ROOM* UTILITY ROOM ***
- * **SITTING ROOM* DINING ROOM ***
- * **THREE BEDROOMS * TWO BATHROOMS ***
- * **OFF ROAD PARKING* GARAGE ***
- * **ATTRACTIVE GOOD SIZED GARDEN ***

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. The larger centre of Fareham is close by, with easy access to the M27 motorway network.

Directions

Leave Wickham by the church and cross over to the B2177 and travel to North Boarhunt. Turn left into Trampers Lane and the property is on the left hand side, approximately 0.5 miles, where indicated by our For Sale board

ACCOMMODATION

Canopy porch, double glazed front door, with adjacent double glazed window panel, opening to:

ENTRANCE HALL Return staircase to first floor, understairs cupboard, radiator, doors opening to:

CLOAKROOM Double glazed window to front, low level W.C., wash hand basin with cupboard below.

SITTING ROOM Double glazed window to front, fitted wood burning stove*, radiator, opening to:

DINING ROOM Double glazed window to side, double glazed patio doors to garden, radiator, door to:

KITCHEN/BREAKFAST ROOM Double glazed window to rear overlooking the garden, fitted with a range of wall and base units with work surfaces over, inset one and a half bowl sink unit with cupboard below, partially tiled walls, built in electric oven*, electric hob* with extractor* over, space for fridge/freezer, plumbing for dishwasher, breakfast bar, radiator, door opening to:

UTILITY ROOM Double glazed window to rear, double glazed feature window to side, base units with worksurfaces over, sink unit with cupboard below, plumbing for washing machine, door to garage, double glazed door to garden.

FIRST FLOOR

LANDING Double glazed window to side, loft hatch, radiator, doors opening to:

BATHROOM Double glazed window to rear, suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, low level W.C., partially tiled walls, radiator.

BEDROOM ONE Double glazed window to front, built in wardrobe cupboard, radiator, door opening to ensuite shower room, open archway to:

DRESSING ROOM (Originally bedroom four), double glazed window to front, built in wardrobes, radiator.

ENSUITE SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, pedestal wash hand basin, low level W.C., Jack and Jill door to bedroom two, radiator.

BEDROOM TWO Double glazed window to rear overlooking garden, Jack and Jill door to ensuite shower room, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden, built in wardrobe cupboard, airing cupboard, radiator.

OUTSIDE The property is approached over a gravelled driveway offering parking and leading to the attached **SINGLE GARAGE** with up and over door, power and light connected, pedestrian door to utility room.

The **FRONT GARDEN** is mainly laid to lawn, numerous shrubs and borders, access to the side of the property opening onto the attractive good sized **REAR GARDEN** which has an extensive patio area, steps up to lawn areas, pond, shrubs and borders, vegetable garden, greenhouse and shed.

TENURE: Freehold

SERVICES: Mains electricity and water supply, private treatment plant* drainage.

LOCAL AUTHORITY: Winchester City Council

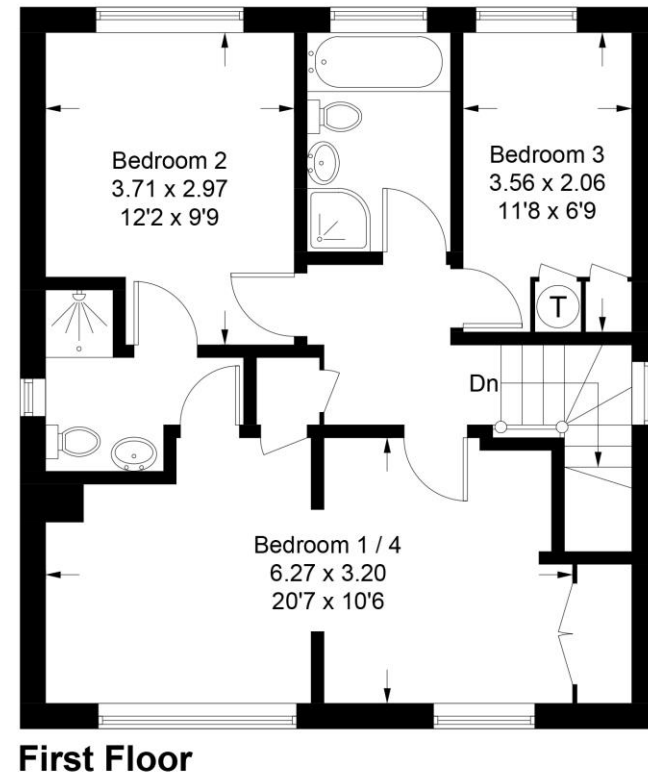
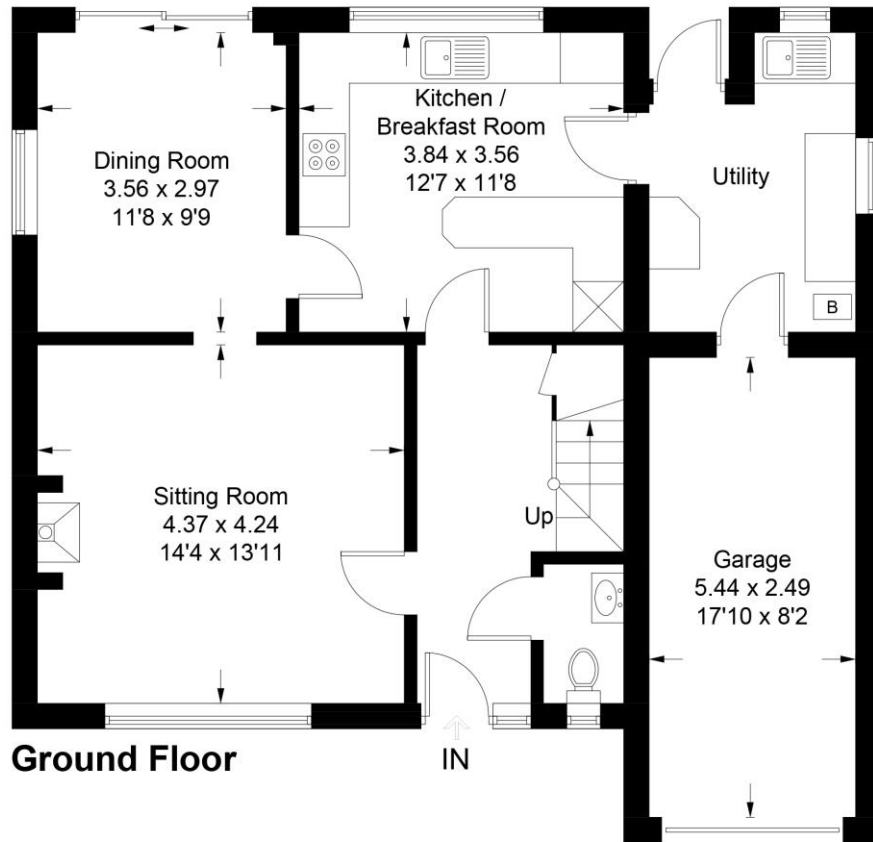
COUNCIL TAX BAND: E

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 approx.

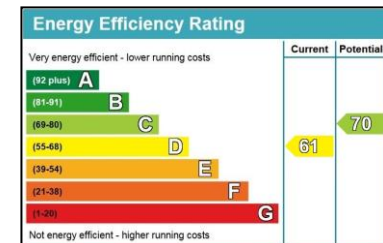
Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.



Approximate Gross Internal Area = 134.9 sq m / 1452 sq ft
(Including Garage)



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