



Highdown
Twynhams Hill
Shirrell Heath
SO32 2JL

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

HIGHDOWN

PRICE: £1,600,000

- * **Main house about 3,200 sq ft ***
- * **6 Bedrooms ***
- * **5 ensuite bathrooms ***
- * **Sitting room ***
- * **Dining room ***
- * **Sun room ***
- * **Kitchen/Breakfast room ***
- * **Detached Annexe ***
- * **Double Garage ***
- * **Barn with adjoining workshop ***
- * **Further Barn/Garage ***
- * **Approximately 2.37 Acres ***
- * **Attractive Gardens ***

The Property

This well-appointed family house provides southerly views from all principal rooms. Constructed to exacting standards approximately 25 years ago, the property benefits from underfloor heating on both the ground and first floors, complemented by high-quality finishes throughout. French windows in the sitting room open onto a terrace, affording comfortable summer living, while a wood-burning

stove ensures warmth during winter months. The home is positioned behind a five-bar gate and gravel parking area; nearby are a detached annex and workshop/craft room. Substantial garages and barns offer secure storage for vehicles but might equally well convert for equestrian purposes, with the property overlooking its own tree-lined meadow and offering access to extensive off-road tracks in the nearby Forest of Bere. Additional grounds feature fruit trees, a productive vegetable garden with raised beds, and a greenhouse. An array of photovoltaic panels and battery together with whole house ventilation, car charging point which all contribute to the practicality and low-maintenance appeal of this efficiently insulated property.

The Location

Twynham Hill is a quiet lane on the edge of Shirrell Heath, a small, Hampshire village. Wickham, just over a mile to the south, has a good range of facilities including a selection of eateries, a doctor's surgery and well stocked Co-op supermarket in the historic square. The larger centres of Fareham and Hedge End are nearby with train services and easy access to the M27 motorway network.

SERVICES: All main services.

TENURE: Freehold.

LOCAL AUTHORITY: Winchester.

COUNCIL TAX BAND: G

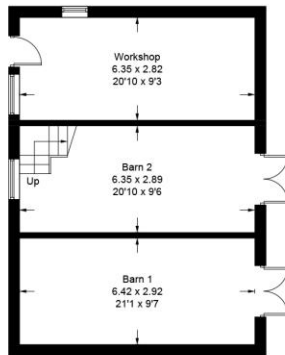
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered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

Viewing

Strictly by appointment through the vendors sole agents Byrne & Co of Wickham.

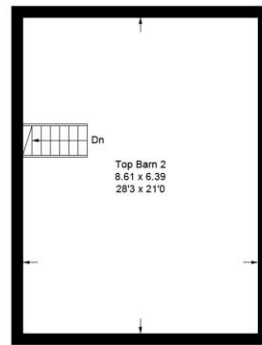


Approximate Gross Internal Area = 298.1 sq m / 3209 sq ft
 Outbuildings = 214.3 sq m / 2307 sq ft
 (Including Garages)
 Total = 512.4 sq m / 5516 sq ft

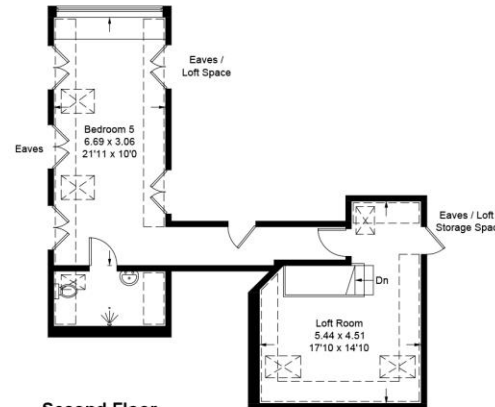


Outbuilding Ground Floor

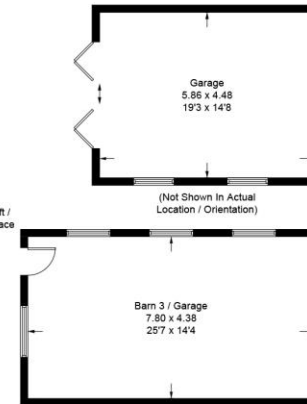
(Not Shown In Actual Location / Orientation)



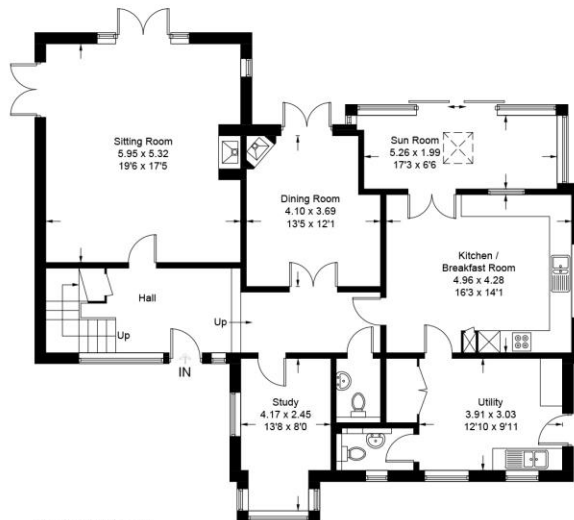
Outbuilding First Floor



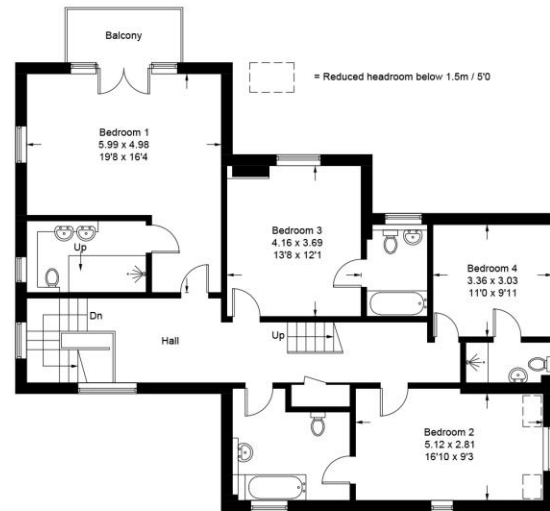
Second Floor



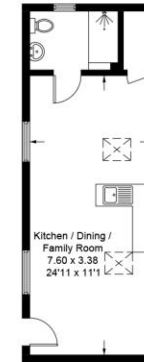
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Annexe

(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1294511)
 Produced for Byrne & Co



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.

