



4 Hilton House Mayles Lane, Wickham - PO17 5ND

In Excess of £150,000

WHITE & GUARD

4 Hilton House Mayles Lane

Wickham, Fareham

INTRODUCTION

4 Hilton House; an expertly converted former office building that has been reimagined to deliver contemporary, low-maintenance living in the very heart of Wickham. This thoughtfully designed first-floor apartment offers a modern, pristine environment ideal for those seeking convenience, comfort, and style. Clean architectural lines, generous natural light, and well-planned interiors combine to create a home that feels instantly inviting.

LOCATION

Living in Wickham means embracing a lifestyle rich in charm, character, and community. Just steps away from the apartment lies the village square, lined with independent restaurants, cosy pubs, artisan cafés, and unique local shops. Whether you enjoy weekend brunches, evening meals out, or simply soaking up the atmosphere of a thriving Hampshire village, everything is within effortless reach. Nature lovers will appreciate the scenic walks along the Meon Valley Trail and surrounding countryside, offering an idyllic escape moments from your door. Wickham perfectly blends rural tranquillity with everyday convenience.

- WINCHESTER COUNCIL BAND B
- EPC RATING C
- WITHIN WALKING DISTANCE TO WICKHAM SQUARE
- FIRST FLOOR APARTMENT
- MODERN KITCHEN
- SHOWER ROOM
- COMMUNAL GARDEN
- ALLOCATED PARKING





INSIDE

Located on the first floor, the apartment benefits from an abundance of natural light that flows throughout the open-plan living space, creating a bright and uplifting environment. The outlook is notably private, offering a sense of retreat rarely found in village-centre living. The modern kitchen is both stylish and functional, while the contemporary shower room adds to the clean, polished feel of the home. With its flexible layout and uncluttered design, this apartment is ideally suited to a first-time buyer seeking a smart and accessible first step onto the property ladder.

OUTSIDE

Hilton House offers practical benefits that enhance day-to-day life, including an allocated parking space set discreetly off the road. The communal areas are well maintained, providing a tidy and welcoming approach, and the shared garden offers a pleasant outdoor space to enjoy. For cyclists or those needing additional storage, a communal bike store adds an extra layer of convenience. Altogether, it's a setting designed to support comfortable, modern living in a superb village location.

SERVICES:

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

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Upto 76 Mbps download speed. This is based on information provided by Openreach.

Ground rent £444.00 per year.



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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 £30 + VAT 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 £30 + VAT 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.

Approx Gross Internal Area
34 sq m / 365 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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