



1, Walnut Tree Cottages,
Southwick Road,
Wickham,
PO17 6JE

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

1, Walnut Tree Cottages

PRICE GUIDE: £385,000

The Property

Byrne & Co are delighted to bring to the market this charming two double bedroom detached property, situated in a layby just off Southwick Road, close to the sought-after village of Wickham.

The property is approached via a driveway providing parking for a number of vehicles, with a front garden that is predominantly laid to lawn. The private drainage system is also located within the front garden.

On entering the property, the living room provides a welcoming space featuring an open fireplace, with a door leading through to the kitchen. Positioned at the rear of the property, the kitchen enjoys views over the rear garden and provides access to a separate utility area and downstairs bathroom. Stairs rise from the utility area to the first floor.

Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room.

Outside, the rear garden is a good size and offers a pleasant variety of established fruit trees and plants, providing an attractive and private outdoor space.

This detached home offers well-proportioned accommodation together with generous parking and gardens.

The property is available to view now.

The Location

Southwick Road is situated on the edge of the highly regarded village of Wickham, surrounded by attractive Hampshire countryside and offering a peaceful, semi-rural setting while remaining conveniently placed for everyday amenities and transport links.

Wickham itself is a picturesque and historic village, centred around its impressive medieval market square. The village offers a good selection of independent shops, cafés, tea rooms, restaurants and local services.

For those who enjoy the outdoors, the surrounding area is particularly appealing. Wickham Common is located just off Southwick Road and provides open grassland, woodland and walking routes, while the wider Meon Valley offers attractive countryside for walking and cycling.

Services: Private Drainage, Mains Water, Electric, No Gas

Tenure: Freehold.

Local Authority: Winchester District Council.

Council Tax Band: D

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 & CO of Wickham.

Directions

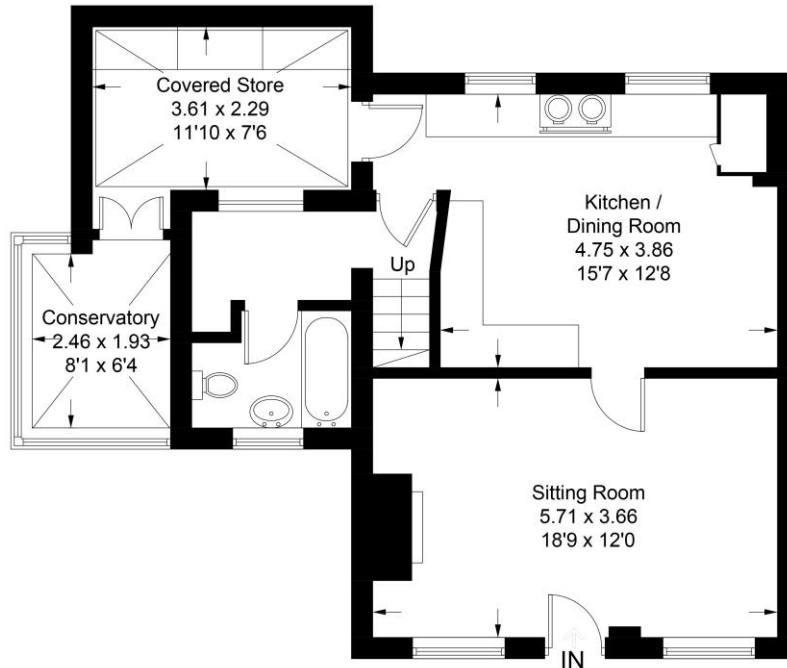
 Driving directions

Start in Wickham village centre and head down Bridge Street to the junction opposite Wickham church.

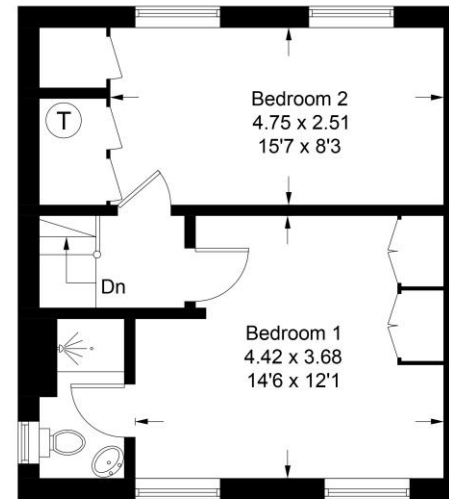
Go across the junction onto the B2177 Southwick Road, signposted Southwick.

Just after the turning on your left for Hundred Acres is a layby and 1 Walnut Tree Cottages is located here.

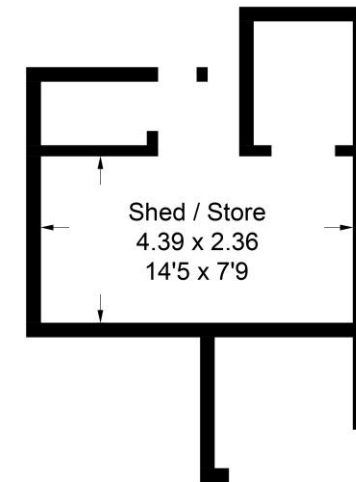
Approximate Gross Internal Area = 104 sq m / 1119 sq ft
 Outbuilding = 13 sq m / 140 sq ft
 Total = 117 sq m / 1259 sq ft



Ground Floor



First Floor



(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 (ID1334620)
 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.

