



Winchester Road, Wickham - Asking Price £429,500

WICKHAM LODGE COTTAGE

WINCHESTER ROAD

WICKHAM

HAMPSHIRE

PO17 5EX

Built in the Georgian Period, we present to the market this stucco fronted, slate roofed detached gatehouse set on a plot of around a quarter of an acre.

This charming property sits as part of a private enclave only a few moments from the heart of the village and is immaculately presented and offers three double bedrooms.

With a variety of period details, the accommodation on offer here is full of character and should be viewed to fully appreciate what is on offer here. Externally there is off road parking and a detached garage, all set in mature gardens.

- Detached Georgian Gatehouse
- Three Double Bedrooms
- Large Conservatory
- Delightful Gardens
- Detached Garage and Off Road Parking
- Walking Distance to Wickham Square
- Circa 0.26 Acres



THE PROPERTY

Dating back to 1820, this property was originally constructed as the gate house for the adjacent Regency style manor house; Wickham Lodge. With the estate having been broken up many years ago, this stucco fronted Georgian property is now a delightful proposition, sitting close to the centre of the village as part of a private enclave. The entrance hall gives access to the primary reception spaces, namely the sitting room and kitchen. The sitting room has a cosy feel with a triple aspect overlooking the gardens. This space includes wood effect flooring, a wood burning stove set on a polished black hearth and glazed door to the conservatory. This is perhaps the signature space of the property with its wooden flooring, triple aspect and corner wood burning stove, set on an angled stone hearth.

The kitchen includes a range of high gloss shaker style base and wall units, set under worksurfaces with co-ordinating splashbacks. This space includes a tiled random travertine flagged floor, stainless steel sink and drainer with chrome mixer tap, space for a slot in cooker with stainless steel chimney extractor fan over, space for a fridge/freezer, space and plumbing





for both a washing machine and a slimline dishwasher, a peninsula unit which with the addition of bar stools would be an ideal place to sit and enjoy breakfast, along with a period matchboarded ceiling and period part glazed door to the entrance hall.

The property offers three double bedrooms. Bedroom two has exposed wooden floorboards and bedroom three has exposed floorboard, a dual aspect, including a pair of arch topped windows to the front, picture rail, built in cupboards and storage and a period fireplace. All three bedrooms are served by the family bathroom which has a white three piece suite of roll topped back with shower over, close coupled WC and wash hand basin, There is tiling to all principal areas and a large built in cupboard.

Externally to the front of the property is a block paved parking area providing parking for 2-3 vehicles, along with a detached garage with up and over door and a further pedestrian door. The property sits in mature gardens which are mainly laid to lawn and arranged as a series of terraces. There is a wide range of plants and trees and a small pond crossed by a decorative wooden footbridge. In all the plot extends to around a quarter of an acre.

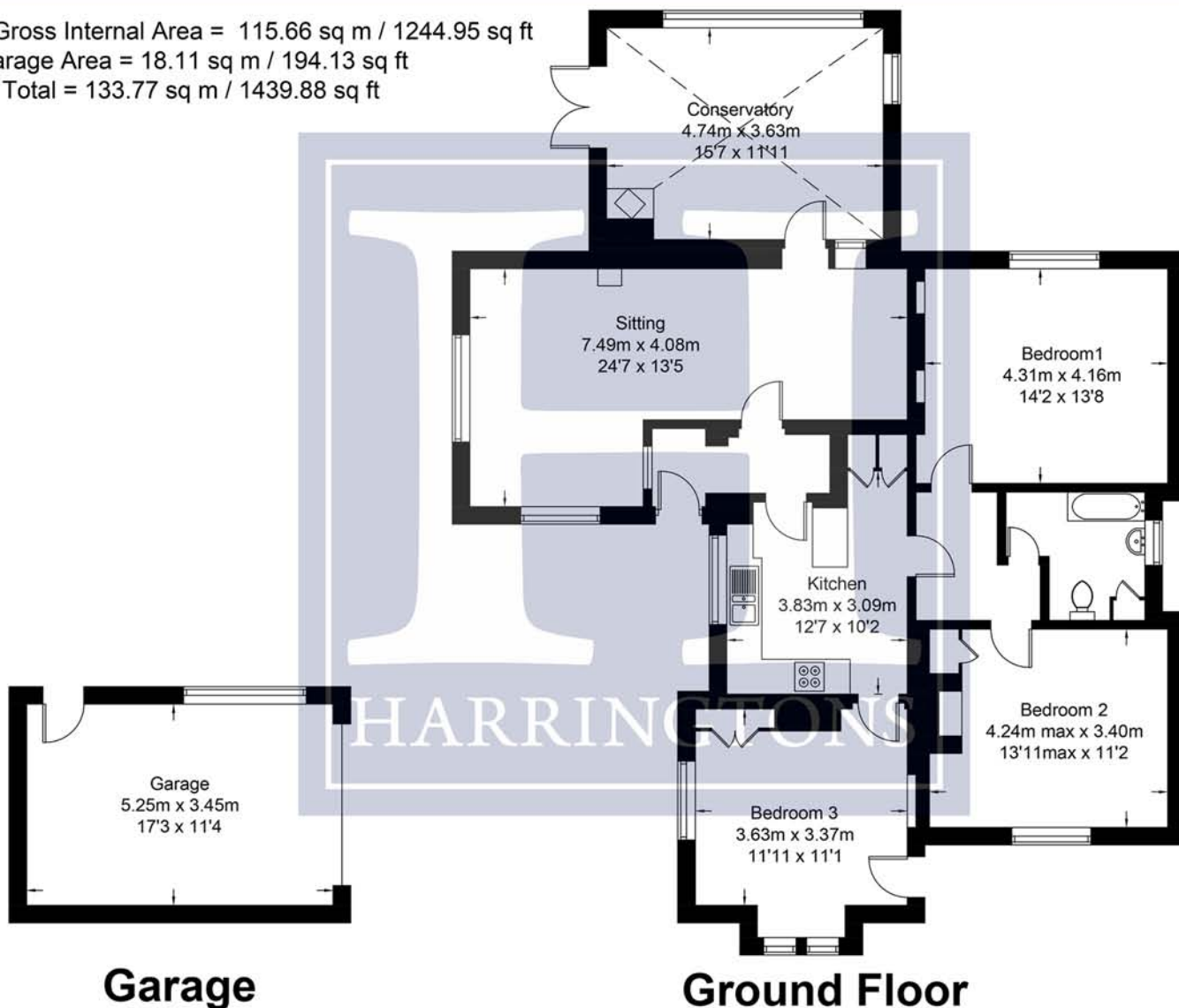
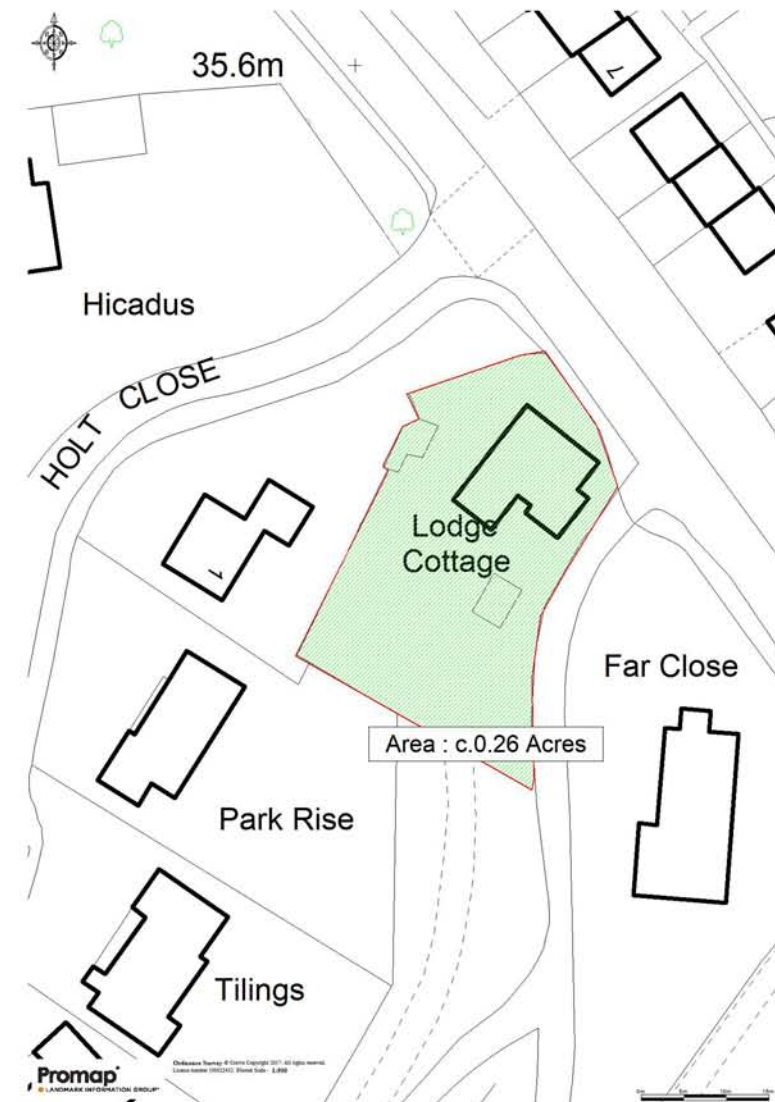
THE LOCATION

Wickham is a lovely Meon Valley village which benefits from a choice of public houses, excellent primary school, church and recreation ground, and has a large Medieval central square, the second largest in the country. This 14th Century square is host to a wide range of shops, eateries and amenities. The River Meon runs through the village and there are many pleasant walks, bicycle tracks and bridleways to be found locally.

The village has excellent communications with the market town of Petersfield and historic city of Winchester, both of which are less than thirty minutes drive away. Both these locations have direct trains to London in around an hour.



Approximate Gross Internal Area = 115.66 sq m / 1244.95 sq ft
 Garage Area = 18.11 sq m / 194.13 sq ft
 Total = 133.77 sq m / 1439.88 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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