



Upper House Court – Winchester Road – Wickham – Hampshire – PO17 5LH

A three bedroom cottage (centre of picture) in a popular retirement development



## 24 Upper House Court

Entrance hall • Sitting room • Kitchen •  
3 Bedrooms • Cloakroom with shower •  
Shower room

**£225,000 leasehold**

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Upper House Court is an attractive development of 20 two and three-bedroom cottages arranged around landscaped gardens. In addition, Upper House Court itself, listed Grade II, has been converted into five apartments.

Good road communications with easy access to the M27, and frequent trains from Botley ( four miles) to London Waterloo.

A three bedroom cottage in a convenient position overlooking the inner courtyard.

Facilities include a resident scheme manager, lounge in the main house overlooking the gardens with tea and coffee making facilities, laundry and alarm and intercom system in each cottage. Garaging is grouped discreetly away from the properties.

Extended lease: 189 years (from 1<sup>st</sup> January 1988), peppercorn ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 01329 832426 or  
Fifty5Plus on 01488 668655**



*Sitting room*



*Sitting Room/Dining area*



*Kitchen*



# The Property

No 24 is a three bedroom cottage with approximate room dimensions as follows: Entrance Hall with storage cupboard. Understairs cupboard. Triple aspect Sitting Room/Dining Area (28'8" max x 10' max) with glazed door to terrace. Kitchen (11' 8" max x 7'11") Cloakroom with shower (6'9"max x 6'5"max)

Stairs to landing with loft access. Stannah Stairlift. Airing cupboard. Bedroom 1 (13'5" x 13'1" including double wardrobe). Storage cupboard. Bedroom 2 (13' excluding double wardrobe x 9'11") with secondary glazing. Bedroom 3 (10'3" max x 10'3" max) Shower room (7'4" x 6'9") Electric storage heating and double glazing.

Upper House Court is situated just a short walk from the Square and Wickham's excellent shopping facilities. The Health Centre is close at hand and there are several places of worship in Wickham including Roman Catholic, Anglican and Methodist churches.

## Directions to Upper House Court

From the M27 take the A32 north to Wickham and after descending Hoad's Hill bear left onto the Fareham Road (A334) past the Square on your right and into the Winchester Road. Upper House Court will be found in a short distance on the left.



*Bedroom 1*



*Shower room*

***Approximate gross  
internals:***

***Total: 97 m<sup>2</sup> / 1044 ft<sup>2</sup>***

***Service charge: £3,086.14 p.a.***

***Energy Performance Rating: 56***

***Council tax banding: D***

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Upper House Court

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## Location

Wickham is an old settlement and has a very attractive market square with Georgian houses built in the local tradition with red brick quoins in the walls and grey brick headers over the windows. There are good local shopping facilities in the village. On the 20th May each year the Square is closed off for the annual fair first enjoyed in the 13th century.

There are many good sporting facilities in and around Wickham including golf, fishing, and walks in the Forest of Bere. Beaches close by can be found at Lee-on-Solent, Hill Head, Southsea, Gosport, and Alverstoke - all within a twenty minute drive.

## Further afield

Wickham is a short distance from the M27 (J10) about two miles. Fareham (4 miles), Portsmouth (11 miles), Southsea (12 miles), and Winchester about 15 miles are all within easy driving distance. A local bus service runs from the Square. Trains run frequently from Fareham to Brighton, Portsmouth and Southampton and from Southampton, Havant and Botley direct to London (Waterloo).



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