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

A three-bedroom cottage in a popular retirement development within walking distance of shops
Upper House Court

Entrance hall • Sitting room • Kitchen • Cloakroom with shower • Three Bedrooms • Bathroom • Garage

£265,000 leasehold

Upper House Court is an attractive development of cottages and apartments built in the grounds of the original Grade II listed house off the Winchester Road. It is situated just a short walk from the square in Wickham.

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

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.

Attractive landscaped gardens with seating areas.

Garaging is grouped discreetly away from the properties.

125 year lease (from 1988), peppercorn ground rent and 60+ age covenant.

For viewings please contact the Scheme Manager on 01329 832426 or Fifty5plus on 01488 668655
The Property

This is a delightful three-bedroom cottage with approximate room dimensions as follows: Porch with storage cupboard. Sitting/Dining room (26’9” excluding bay window x 10’2”) Kitchen with integrated appliances (9’6” x 8’1”) with door to garden. Cloakroom with shower. First floor: Loft access and airing cupboard. Bedroom 1 (13’5” x 13’5”) with double wardrobe and walk-in cupboard. Bedroom 2 (14’7” x 10’2”) with double wardrobe. Bedroom 3 (10’1” x 9’6”) Bathroom. Outside – walled patio.

Upper House Court is an attractive Grade II listed building within which is also the resident manager’s accommodation, the residents’ lounge and laundry. Upper House Court is situated just a short walk from the Square and Wickham’s excellent shopping facilities.

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.

Approximate gross internals:
Total: 101.2 m² / 1089 ft²

Energy Performance Rating: 58
Service charge: £2,890.10 pa
Council tax banding: B

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

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.

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).