

WHITE & GUARD

BRIDGE HOUSE

BRIDGE STREET, WICKAM, PO17 5JH

OFFERS IN EXCESS OF £1,250,000

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INTRODUCTION

This exceptional Grade II 18th century town house must be one of Wickham's finest private residences and is located on the outskirts of the historic Georgian Square. Located adjacent to the River Meon, an early internal viewing of this unique home is strongly recommended.

The imposing six bedroom detached home offers extensive accommodation arranged over three floors and in brief comprises six double bedrooms, two bathrooms, four reception rooms plus study and breakfast room, kitchen, outbuilding, off road parking and an attractive enclosed rear garden. The property retains many original features including vaulted beamed ceiling, central ceiling rose, sash windows, shutters, sweeping staircase, feature fireplaces and flagstone floors.

LOCATION

Wickham is an enchanting village, steeped in history, full of character and surrounded by the beautiful countryside of Hampshire's Meon Valley and South Downs National Park. Only a stone's throw away from the larger towns of Winchester, Southampton and Portsmouth, Wickham offers something quite different, intriguing, independent shops, an enviable variety of eateries, serene water meadows, fascinating historical buildings and for walkers, cyclists and horse riders, the Meon Valley Trail. There is easy access to the M27.



INSIDE

A pathway leads to pedestrian double gates to the side of the property leading to the front door, the front door opens into the entrance porch which in turn provides access to the stunning entrance hall with high ceilings and flagstone flooring. The entrance hall provides access to all main reception rooms and has stairs leading to the first floor, large understairs storage cupboard housing a Worcester boiler, and a further door leading to the rear garden. The dining room can be found to the front of the property, has feature stripped wooden flooring, a fireplace, sash window to the front aspect overlooking the driveway with shutters. A door leads to the beautiful sitting room which has a feature bay to front aspect with three sash style windows overlooking the driveway and Bridge Street, each with matching shutters, stripped floor, feature panelling and feature surround fireplace with flagstone hearth and log burner. The study has a window to the front aspect, chimney recess with tiled hearth, stained and polished floorboards. There is a cloakroom comprising a low level WC, sink unit and storage, tiled splashback, chrome heated towel rail and tiled floor. The kitchen can be found to the rear of the property and faces the breakfast room which has an inglenook fireplace, flagstone flooring, with two dresser cupboards and shelving to either side. The kitchen has a curved ceiling, and it is fitted with a range of freestanding units with a marble work surface, feature eyebrow window overlooking the rear garden, a central butler sink, with wooden drainers to either side, space for dishwasher, space for a freestanding fridge/ freezer.

On the first floor the large landing has a window to the side aspect, and provides access to three bedrooms, two bathrooms and a large reception room which is currently used as a study/dressing room with window to the side aspect, a feature fireplace, fitted storage with glass fronted cupboards and stained polished floorboards. The master bedroom has feature panelling, ornate ceiling plaster and a bay window to the front of the property, with three sash windows and shutters, and lovely views over the Meon River and towards the High Street. Bedrooms three and four are also double bedrooms enjoying views to the front of the property with sash windows, and also fireplaces. On the first floor there is conveniently two bathrooms, the main comprising a white suite Jacuzzi style panelled bath with two windows to rear aspect, marble flooring, chrome heated towel rail, 1½ sized shower cubicle, solid wood double cupboard vanity unit with marble top, china oval wash hand basin, cupboards under and drawers, marble splashback, marble flooring and WC. A further bathroom comprising two feature marble vanity units, a freestanding cast iron bath, marble flooring, and a window to the rear aspect. On the second floor landing, there is a small window to side aspect, stripped, stained and polished floorboards, doors to three bedrooms and a further sitting room, which has beautiful, vaulted ceilings with plaster and exposed beams,





pitched, twin windows to one end, stripped, stained and polished floorboards, access to loft space, twin skylight windows to rear aspect. Bedroom five has a window to the side aspect, surround fireplace stripped, stained and polished floorboards. Bedroom two has a feature bay window to the front aspect, with three matching windows and views towards the High Street, the former railway bridge and the Meon River. It also features stripped, stained and polished floorboards, and a surround fireplace with cast iron grate. Bedroom six has a window to the side aspect, overlooking 'Chesapeake Mill', shelf, stripped, stained and polished floorboard.

OUTSIDE

To the front of the property there is a low wall with pillars and chain link. To the side of the property there is a driveway providing off-road car parking for two cars leading to a double doors wooden gate leading to the right hand side of the property. There is a low maintenance courtyard style side and rear garden which is laid to brick paviour, with brick retaining wall to one side leading to the Meon River, with mature shrubs, evergreens and bushes. There is a detached brick build store storage area believed to be the former stables which offers a range of built-in storage shelving, plus a range of storage units, butler style sink with mixer taps and a window to front aspect. This is currently being used as a utility area with oak cupboard doors and solid woodwork surfaces.

SERVICES

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

TENURE

Freehold

COUNCIL TAX

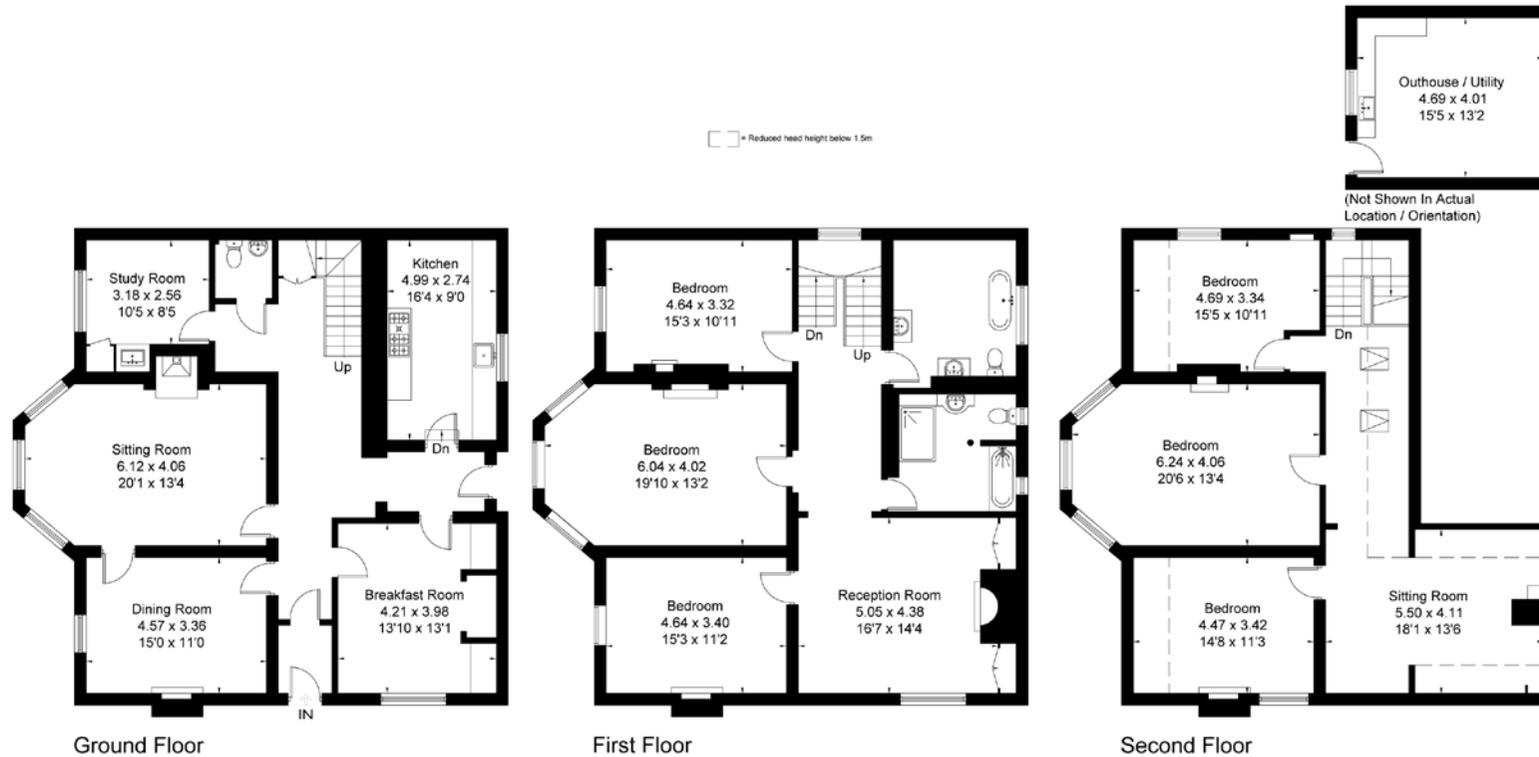
Winchester City Council - Band G





FLOORPLAN

Approximate Area = 343.9 sq m / 3702 sq ft
 Outbuilding = 18.9 sq m / 203 sq ft
 Total = 362.8 sq m / 3905 sq ft
 Including Limited Use Area (18.1 sq m / 195 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Important Notice

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