



3 Copperwood

Holt Close, Wickham, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Tucked away in a peaceful cul-de-sac, a substantial detached family home.

An exceptionally spacious home set within a quiet close offering privacy and seclusion as well as being within 0.1 miles of the Market Square of Wickham.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



ENCLOSED GARDEN



FREEHOLD



MARKET TOWN



2,971 SQ FT



**GUIDE PRICE
£999,995**

The property

3 Copperwood is a substantial family home, the present owners bought the house from the developer in 2008 and have loved the quiet nature of the garden and its surroundings as well as being so close to Wickham Square and all the amenities it has to offer.

The house is versatile in terms of accommodation and offers excellent family living. The spacious entrance hall with a covered porch leads to the principle reception rooms as well as a useful storage cupboard and WC. The kitchen is of good proportions with ample space for a large kitchen table, large fridge/freezer as well as an island unit which houses a dual fuel hob for all your culinary needs. Over the island is an extractor hood with the kitchen also being home to a warming Aga which can be used in the winter and turned off in the summer months as secondary cooking facilities can be found by way of the electric eye-level oven and microwave. Further space for appliances can be found in the utility room as well as a door leading to the garden.

The hallway also leads on to the further reception rooms including a useful dual purpose study/snug which also has doors opening into the sitting room to give a more open entertaining space if required. A dining room which overlooks the garden but could also be utilised as a play room if need be. The substantial sitting room which is over 24ft in length offers versatile space for family living, it also homes the feature 'Di Lusso' wood burner with stylish Bath stone surround. Two sets of Sliding doors lead on to the rear garden as well as large windows making this room incredibly bright all year round.

To the first floor you are greeted by a bright landing area, doors in turn lead to the spacious double bedrooms. The principal suite has both a large en-suite bathroom as well as a walk in wardrobe. There is a further guest en-suite as well as three further double bedrooms, all with lovely views over the garden. A family bathroom and airing cupboard complete the first floor.

Dining Room



Sitting Room



Outside

To the front of the property is a good sized driveway with parking for three cars, there is also a detached, double garage with up and over doors, power and light which offers ample car storage as well as for further home and garden equipment.

The garden is a true feast for the senses with an abundance of seasonal flower and shrub borders. The private woodland setting with a wild area, offers shade as well as sunny spots to enjoy throughout the year and backs on to fields and the golf course beyond. A garden 'pod' is also positioned to enjoy outside entertaining.

Location

The house is ideally situated very close to the pretty village of Wickham, which has superb facilities for everyday life. The doctor's surgery is nearby as well as a local supermarket and pharmacy all within close proximity. There is also the village bakery and the winebar which is under new management and will be a popular destination spot. Chesapeake Mill which

is a unique destination for antique shopping and a charming cafe. There is a regular bus service to Fareham, Hedge End and Bishops Waltham.

The larger cities of Winchester, Southampton and Portsmouth are easily accessible via the M27 and M3 respectively. Onward links to London can be found via train from either Fareham or Southampton Airport Parkway. Southampton Airport is nearby as well as the cross channel ports for the continent at both Southampton and Portsmouth.

The property is within the catchment for Wickham Church of England Primary School, for senior schools both Boundary Oak and Swanmore College are both nearby, as well as further secondary education can be found in both Portsmouth and Southampton with excellent public transport links to both.



Distances

- Wickham Market Square 0.1 miles
- Winchester 15.3 miles
- Southampton 17.8 miles
- Portsmouth 10.3 miles

Nearby Stations

- Botley 3.7 miles
- Fareham 4.1 miles

Key Locations

- Wickham Surgery 0.6 miles
- Wickham Park Golf Club 1.4 miles
- Whiteley Shopping Centre 6.8 miles

Nearby Schools

- Wickham C of E Primary School
- Boundary Oak
- Swanmore College
- Portsmouth Grammar
- Deer Park Secondary School
- Fareham College1

Wickham is situated in the rolling hills of the Meon Valley and was a Roman military post and Saxon settlement mentioned in the Royal Charter of 826. It is the second largest market square in England. Beautiful walks can be found nearby, Wickham is at the start of the Meon Valley trail as well as there being lovely walks through the water meadows.

Principal Bedroom





Floorplans

House internal area 2619 sq ft (243 sq m)
 Garage 352 sq ft (33 sq m)
 Total 2971 sq ft (276 sq m)
 For identification purposes only.

Directions

PO17 5EY

What3Words:///applauded.sandwich.approach

General

Local Authority: Winchester City Council

Services: Underfloor heating to the ground floor,
 Mains gas, mains water and drainage.

Broadband: Mobile Coverage/Broadband
 Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

EPC Rating: C

Agent's Note: There is a management charge of £40pcm to cover gardening in Copperwood, insurance and a sinking fund for future maintenance.

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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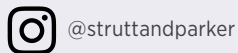
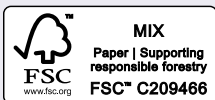
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