



**JASMINE**

Trampers Lane, North Boarhunt, Hampshire, PO17 6DA

**Carter Jonas**

## **JASMINE, TRAMPERS LANE, NORTH BOARHUNT, HAMPSHIRE, PO17 6DA**

**A THREE BEDROOM SEMI-DETACHED HOME WITH VICTORIAN ORIGINS, FABULOUS GARDEN AND COUNTRYSIDE VIEWS.**

- Three bedrooms
- Two reception rooms
- Conservatory
- 400 ft rear garden
- Outbuildings
- Driveway and charging point
- Views to front and rear over fields
- EPC rating D

### **DESCRIPTION**

This charming family home offers great practicality and versatility and has been refurbished and improved over time by the current owners. Ground floor accommodation includes a dining / family room and sitting room with log burner and doors onto a conservatory which opens out onto the rear garden. The kitchen is well equipped with a range of base and eye level units, and integrated appliances. The adjoining utility room provides a useful extra space for laundry and additional storage. To the first floor are three good sized bedrooms and a family bathroom, all enjoying pleasant views over surrounding countryside.

### **OUTSIDE**

The rear garden is quite delightful, and unusually large, extending to 400 ft in total. The garden has been cleverly designed to utilise different areas for al fresco entertaining, with a dedicated space for a wood fired hot tub, kitchen garden and a very useful outbuilding which is currently used as a home office but could be utilised for various purposes. To the rear of the garden is an open aspect with views. A driveway to the front provides a parking area and access to the side of the property, with an electric car charging point.



## LOCATION

Set in a sought-after location on the edge of the South Downs National Park and the Meon Valley, this delightful home enjoys a peaceful setting just minutes from the historic village of Wickham. Nestled in the charming village of North Boarhunt, the property also benefits from easy access to Fareham town centre, which offers a wide array of shops, amenities, and services. Nearby Whiteley Village and Gunwharf Quays offer a comprehensive range of shopping, dining, and leisure facilities. Ideal for outdoor enthusiasts, the area boasts a wealth of recreational opportunities. From world-class sailing on The Solent to scenic walks and countryside adventures in the South Downs, this location perfectly balances coastal and rural lifestyles. Transport links are excellent, with nearby train stations including Portchester (2.8 miles), Fareham (3.1 miles), and Cosham (4.7 miles). For road commuters, the M27 provides easy access westward, while the M3 connects to the Midlands and the North. Local schools include Meoncross, Boundary Oak and Wickham CofE primary school.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, oil central heating and sewerage treatment plant

**Local Authority:** Winchester City Council

**Council Tax:** Band E

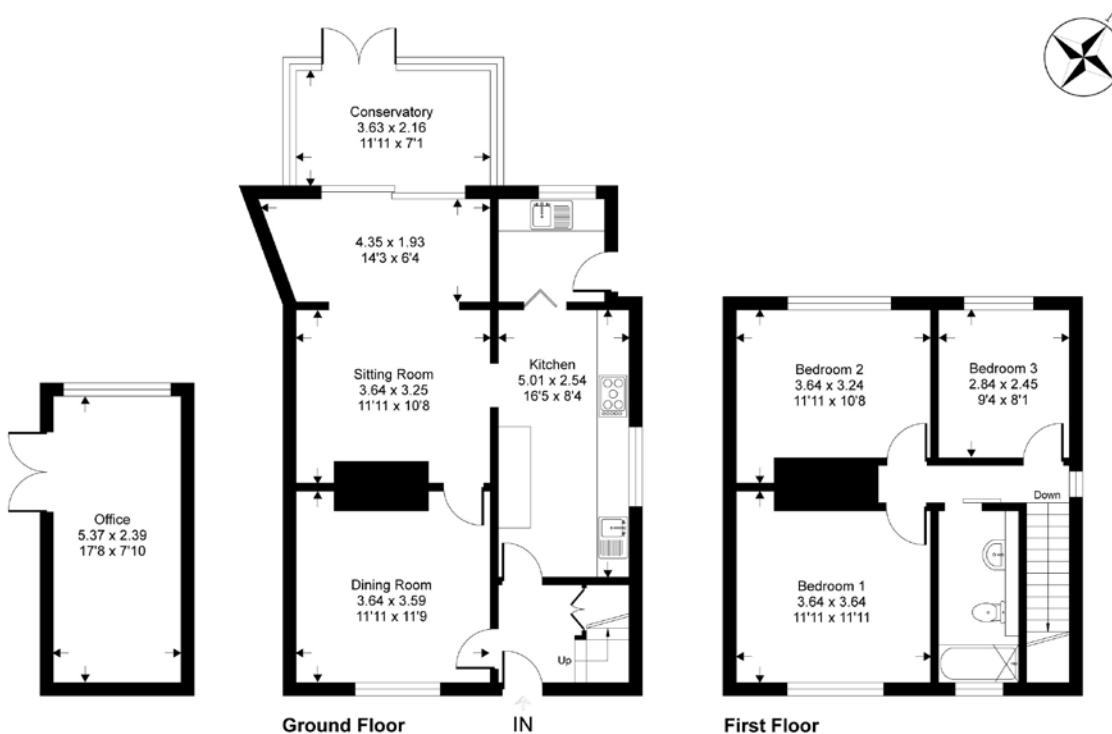
**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment with Carter Jonas.



## Trampers Lane, PO17

Approximate Gross Internal Area = 108.7 sq m / 1171 sq ft  
 Approximate Outbuilding Internal Area = 12.8 sq m / 138 sq ft  
 Approximate Total Internal Area = 121.5 sq m / 1309 sq ft

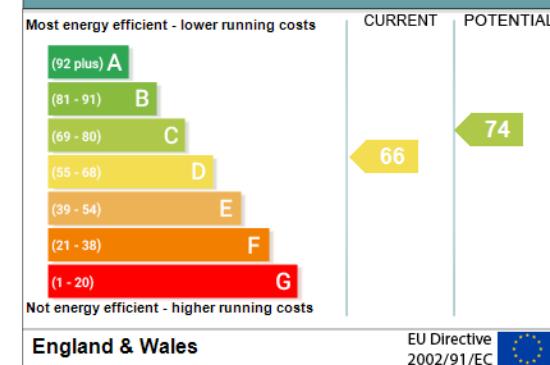


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Produced for Carter Jonas



### Energy Rating



**Office 01962 842 742**

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

**carterjonas.co.uk**

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