



1 Home Farm Close, Hythe SO45 6JN

paul jeffreys



# 1 Home Farm Close, Hythe

A MUCH IMPROVED & EXTENDED DETACHED BUNGALOW  
Approx. ½ mile from Hythe centre, gas fired central heating, double glazing, plastic fascias & soffits, cavity wall insulation, smooth plastered & coved ceilings.

## ACCOMMODATION

Entrance hall, lounge/dining room, kitchen with appliances, 3 bedrooms, shower room, parking for 4/5 cars, double length carport, office.

**ENTRANCE HALL** Access to roof space via loft ladder, thermostat, cupboard housing 'Worcester Bosch' gas boiler for central heating and hot water system.

**LOUNGE/DINING ROOM** c.6.84m x 4.34m (22'5" x 14'3"). Inglenook style fire surround with log burner. Two roof lights, TV & telephone points, recessed ceiling lights, four wall light points.

**KITCHEN** c.5.95m x 2.44m (19'6" x 8'). Part tiled walls, fitted with range of worktops to three walls incorporating single drainer stainless steel sink unit, having mixer taps and water softener fitted and additional hard water tap. Excellent range of low level cupboards and drawers including integrated dishwasher, washing machine, tumble dryer, fridge and freezer. 4-burner 'Lamona' gas hob with oven beneath and extractor over, range of wall cupboards including plate rack with under-pelmet lighting, further worktop with low level cupboards, larder cupboard to one side and glazed double wall cupboard over,

breakfast bar, radiator, recessed ceiling lights, wood strip flooring, door to garden.

**BEDROOM 1** c.3.96m x 3.48m (13' x 11'5") measurements include range of built in wardrobe cupboards and bedside cabinet. Recessed ceiling lights, radiator.

**BEDROOM 2** c.3.48m x 2.69m (11'5" x 8'10") measurements include built in wardrobe cupboards, bedside cabinets and storage boxes. Radiator.

**BEDROOM 3** c.2.74m x 2.36m (9' x 7'9"). Radiator.

**SHOWER ROOM** Fully tiled walls and tiled floor, double shower cubicle with plumbed in shower, vanity hand basin, low level WC suite with concealed cistern, towel radiator, wall mirror with lighting over, recessed ceiling lights.

**OUTSIDE** Electronic gates give access to block pavier driveway allowing parking for 4/5 cars and also gives access via double gates to DOUBLE LENGTH CARPORT with tap. The block paved area continues through the carport to the rear and forms a patio area and gives access to DETACHED BRICK BUILT OFFICE c.4.63m x 2.57m (15'2" x 8'5"). Double glazed and suspended ceiling with recessed light. The rear garden is laid mainly to lawn with shrub beds with two garden sheds, one to the side of the property, and wood store. Outside tap.



COUNCIL TAX BAND 'C' – payable 2017/18 - £1,440.13.

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 89.7 sq. metres (965.5 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE We understand that under permitted development plans have been drawn up for a loft conversion and they are available for inspection.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road and on reaching Langdown Lawn turn immediately left into Windrush Way, at the end proceed straight across and the property will be seen on the left.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

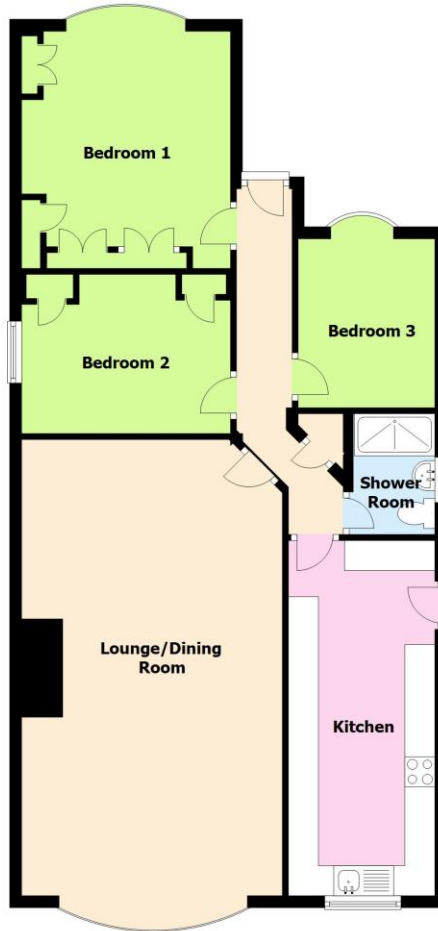
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## Ground Floor

Approx. 89.7 sq. metres (965.5 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

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