



Becton House, Lepe Road
Langley

paul jeffreys

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Langley | SO45 1XR

Lepe Beach & Country Park – 1 mile, Beaulieu Heath and New Forest – 1 mile, Southampton – 19 miles, M27 – 10 miles (distances are approximate)

A rare opportunity to acquire a modern semi-rural located detached chalet style house, with 1st floor lounge & superb uninterrupted views over adjoining countryside

Re-fitted kitchen, re-fitted utility room, re-fitted shower room, first floor lounge with superb views over adjoining countryside & glimpses of the Isle of Wight, ample parking for 5/6 cars and space for caravan/boat, plastic fascias/soffits/gutters, gas central heating, UPVC double glazed windows & doors.



ACCOMMODATION

Entrance hall, first floor lounge, dining room, kitchen, utility room, bathroom, 3 double bedrooms, dressing room, shower room.

ENTRANCE HALL UPVC part glazed front door, rear aspect window, recessed downlighters, staircase, radiator, telephone point, arch to:

INNER HALL With storage cupboard, radiator.

DINING ROOM c.4.23m x 3.33m (13'11" x 10'11"). Double radiator, rear aspect window & glazed double doors to rear garden, glazed door to hall and glazed double doors to:

KITCHEN c.3.95m x 3.08m (13' x 10'8"). Refitted with range of cream units comprising inset stainless steel single drainer sink unit with cupboard below and integrated dishwasher, range of base units with cupboards and drawers with worktops above and tiled splashbacks over, range of wall cupboards. 'Neff' gas hob with 'Neff' stainless steel extractor hood over (externally vented), 'Neff' double oven with cupboards above and below. Smooth plastered ceiling with recessed downlighters, tiled floor, space for fridge/

freezer, rear & front aspect windows, double radiator, door to:

UTILITY ROOM c.3.03m x 1.99m (9'11" x 6'6"). Refitted, comprising inset single drainer sink unit with cupboards below and space & plumbing for automatic washing machine and space & external vent for tumble dryer, one further base unit, tiled splashbacks, smooth plastered ceiling with recessed downlighters, tiled floor, double radiator, window & half glazed stable door leading to covered area to the front of the property, door to hall.

BEDROOM 2 c.4.23m x 3.64m (13'11" x 11'11"). Radiator, rear aspect window.

BEDROOM 3 c.3.69m x 3.64m (12'1" x 11'11"). Radiator, rear aspect window.

BATHROOM c.2.68m x 2.32m (8'9" x 7'7"). Panelled bath with fully tiled surround with 'Aqualisa' shower, WC, pedestal wash hand basin with tiled splashbacks, extractor fan, double radiator, cork tiled floor, side aspect window.

GALLERIED LANDING Side aspect large Velux window, hatch to loft.

LOUNGE c.5.88m x 4.59m (19'3" x 15'1" excl. bay window). Large window offering superb uninterrupted views over adjoining countryside and glimpses of the Isle of Wight, two further windows overlooking rear garden. Gas coal effect fire, double radiator, heating controls, access to eaves, TV point.

BEDROOM 1 c.4.08m x 3.37m (13'5" x 11'1" excl. bay window, also excl. deep built in double wardrobes). Radiator, large airing cupboard with lagged tank & immersion, two very deep built in double wardrobes, rear aspect window overlooking adjoining farmland, door to:

DRESSING ROOM c.3.98m x 2.39m (13'1" x 7'10"). Radiator, side aspect Velux window, access to eaves.

SHOWER ROOM Refitted with white suite comprising walk-in shower with glass screen, close coupled WC, wash hand basin with built in vanity cupboard below, chrome heated towel rail, tiled floor, fully tiled walls, window with views over adjoining farmland.

OUTSIDE FRONT GARDEN: The property is approached via double wooden gates with pea shingle driveway, giving ample parking facilities for 5/6 vehicles and also at side of property is a pea shingle area giving space for storage of caravan/boat etc. Patio area leads to **REAR GARDEN** which extends around two sides of the property and forms an L shape. Garden is laid to lawn with numerous extremely well stocked flower & shrub beds, further paved patio, greenhouse, shed, insulated timber workshop with power & light. Well kept mature hedge to side boundary adjoining farmland. To immediate front of property is a large covered area adjoining integral garage & leading from utility room.



GARAGE c.5.76m x 2.78m (18'11" x 9'1"). Electrically operated roller door, side aspect window, power & light, 'Worcester Greenstar' gas fired boiler, door to covered area.

GROSS SQUARE MEASUREMENTS 168sq. metres (1,808 sq. ft.) approx.

COUNCIL TAX BAND 'E' – payable 2018/19 - £2,114.38.

EPC RATING 'bbc'

TENURE The agents are advised this property is FREEHOLD

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.

VIEWING STRICTLY BY APPOINTMENT

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

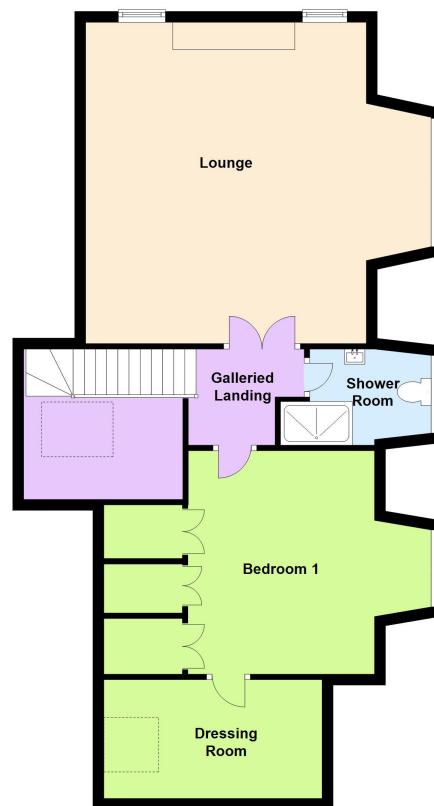
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor



First Floor



DIRECTIONS Leave Hythe via Langdown Lawn, forking left into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane, pass through Holbury and on reaching the mini roundabout take 2nd exit and pass through the traffic lights and through the centre of Blackfield. After approx. 1 mile you will run into Lepe Road and the property will be found tucked away on the left hand side, indicated by our For Sale board.

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