



7 Oak Road
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4PQ

Southampton – 12 miles, Lymington – 7 miles,
M27 – 9 miles, Hythe village – 2 miles
(distances are approximate)

A spacious individual detached
property, within level walk of
village centre & Beaulieu Heath

Some scope to update and improve, gas fired
central heating, mostly double glazed, solar
panels, good sized plot with south-westerly
aspect

ACCOMMODATION

Entrance hall, reception hall, lounge/dining room,
kitchen/breakfast room, utility room, 6 bedrooms, en
suite shower room, 2 family bathrooms, garage, 2/3
parking spaces

ENTRANCE HALL Radiator, wood strip flooring, access
to roof space.

BEDROOM 5 c.3.66m x 3.23m (12' x 10'6"). Double
radiator.

BEDROOM 6/STUDY c.3.66m x 3.43m (12' x 11'3").
Period style fireplace, double radiator.

RECEPTION HALL c.3.53m x 2.43m (11'9" x 7'9").
Doors to bathroom, utility room and kitchen/diner,
radiator, thermostat.

BATHROOM Panelled bath with plumbed in shower
over, hand basin, both with tiled surrounds, low level
WC suite, vertical radiator, extractor fan, Velux
window.

UTILITY ROOM c.3.35m x 1.45m (11' x 4'9"). Inset
1.5 bowl single drainer stainless steel sink unit,

adjoining worktop with space beneath for washing
machine and freezer, extractor fan, radiator, Velux
roof window.

KITCHEN/DINING ROOM c.6.15m x 4.40m (20'2" x
14'5"). Refitted with 1.5 bowl single drainer stainless
steel sink unit, range of worktops with low level
cupboards and drawers and fitted 5-burner gas hob
with extractor over, Velux window, integrated
dishwasher, base unit housing 'Bosch' double oven
and pull-out larder to one side, space for
fridge/freezer, wall-mounted 'Worcester Bosch' boiler
for central heating and hot water system, range of
wall cupboards, radiator, double doors to garden, door
to:

LOUNGE c.6.15m x 4.90m (20'2" x 16'1" plus square
bay with double doors to garden). Tiled fireplace with
wood burning stove, two radiators, TV point, Velux
roof windows, double doors to garden, door to:

HALL Staircase to first floor.

BATHROOM Bath with plumbed in shower over,
pedestal hand basin, low level WC suite, extractor fan,
chromium towel radiator.



BEDROOM 3 3.05m x 2.87m (10' x 9'5" measurements exclude area beneath staircase.) Radiator.

BEDROOM 4 c.4.95m x 2.80m (16'3" x 9'2"). Double doors to garden, radiator.

FIRST FLOOR LANDING

BEDROOM 1 c.4.95m x 2.82m (16'3" x 9'3"). Two built in mirror fronted wardrobe cupboards, radiator, door to:

EN SUITE SHOWER ROOM Fully tiled shower cubicle with 'Triton Bijou' shower, pedestal hand basin, low level WC suite, chromium towel radiator, shaver/light fitting.

BEDROOM 2 c.4.93m x 2.90m (16'3" x 9'6" max. measurements.) Pedestal wash hand basin, radiator.

OUTSIDE Driveway gives access to ATTACHED GARAGE, additional parking to one side for one vehicle. The garden to the front is mainly formed by parking area with area of lawn and screened from the road by mature hedgerow. Pedestrian side access with double gates leads to good sized rear garden that enjoys a south-westerly aspect with formal area of lawn, paved patio, bordered by shrubs & bushes, which leads to an uncultivated area.

COUNCIL TAX BAND 'D' – payable 2018/19 - £1,708.41.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 176.1 sq. metres (1,895.8 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD.

NOTE Paul Jeffrey's 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.



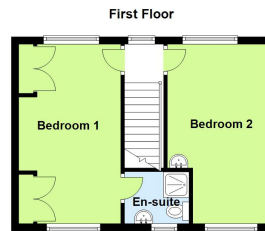
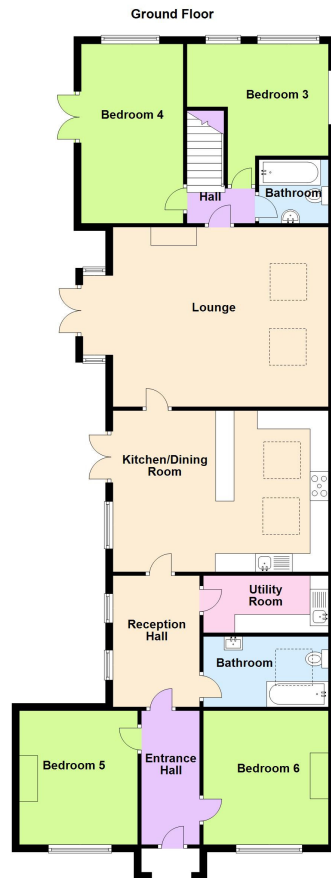
AGENT'S NOTE In accordance with the 1979 Estate Agents Act, a member of Paul Jeffrey's staff is a relative of the vendors.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/01.19

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.



DIRECTIONS Leave Hythe via New Road and Langdown Lawn, at the roundabout proceed straight across and on reaching Dibden Purlieu village centre turn right into North Road. Take 1st turning on the left into Oak Road and follow this road nearly to the end where the property will be seen on the right.

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