



8 Sherwood Way, Langley SO45 1ZQ

paul jeffreys





AN IMPROVED DETACHED FAMILY HOUSE  
WITHIN WALKING DISTANCE OF NEW FOREST & SHORT  
DRIVE OF LEPE COUNTRY PARK & BEACH

Large enclosed carport and large garage, conservatory,  
3 bedrooms

ACCOMMODATION

Entrance hall, cloakroom, lounge/diner, conservatory,  
kitchen, 3 bedrooms, bathroom

**ENTRANCE HALL** Part glazed UPVC front door & glazed side panel, double radiator, telephone point, stairs with small cupboard below.

**CLOAKROOM** White suite with half tiled walls comprising WC with concealed cistern, wash hand basin with cupboards below, heated towel rail, side aspect window.

**LOUNGE/DINER** Lounge Area: c.4.23m x 3.90m (13'11" x 12'10"). Front aspect bow window, gas coal effect fire with brick surround & stone hearth, two wall lights, radiator, TV point, door to kitchen and open access to: Dining Area: c.2.57m x 2.57m (8'5" x 8'5"). Radiator, sliding patio door to:

**CONSERVATORY** c.3.00m x 2.57m (9'10" x 8'4"). Of UPVC double glazed part brick cavity construction with glass roof, tiled floor, double radiator, roof blinds, glazed double doors leading to rear garden.

**KITCHEN** c.3.15m x 2.62m (10'4" x 8'7"). Comprising inset 1.5 bowl single drainer sink unit with cupboard below, with integrated dishwasher and space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards. Pull-out racked cupboard, integrated fridge and freezer, wall cupboard housing 'Worcester' gas-fired combination boiler, wine rack, tiled floor, rear aspect window, half glazed door to carport.

**LANDING** Side aspect window, airing cupboard.

**BEDROOM 1** c.3.84m x 2.92m (12'7" x 9'7"). Front aspect window, radiator, built in corner wardrobes and dresser unit with drawers.

**BEDROOM 2** c.3.72m x 3.13m (12'2" x 10'3"). Rear aspect window, radiator, range of built in wardrobes.

**BEDROOM 3** c.2.98m x 2.93m (9'9" x 9'7" max. measurements as room is L shaped). Front aspect window, radiator, built in double wardrobe.

**BATHROOM** White suite comprising panelled bath with fully tiled surround with 'Triton' shower over and folding shower screen, pedestal wash hand basin, WC, heated towel rail, wood laminate flooring, medicine cupboard, rear aspect window.



**OUTSIDE FRONT GARDEN:** Well stocked flower and shrub beds, small lawned area, block paved drive with parking, leading through folding doors to carport, which is virtually fully enclosed but has open access to rear garden via brick archway c.7.24m x 2.84m to 2.44m (23'9" x 9'4" to 8'). This leads through folding doors to the garage c.6.66m x 2.78m (21'10" x 9'1") with roof storage, rear and side aspect windows, half glazed door to rear garden, power and light. **REAR GARDEN:** Paved patio, outside tap, small lawned area, well stocked flower and shrub beds, timber shed, storage area to rear of garage.

**COUNCIL TAX BAND** 'D' – payable 2019/20 - £1,800.53.

**EPC RATING** tbc

**GROSS SQUARE MEASUREMENTS** 91 sq. metres (978 sq. feet) approx.

**TENURE** The agents are advised this property is FREEHOLD.

**AGENT'S NOTE** There is an annual charge to cover the upkeep of the communal areas on the development, which is £

**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 Langdown Lawn, forking left before the hospital into Fawley Road. On reaching the roundabout proceed across into Long Lane and pass through Holbury and on reaching the mini roundabout take 2<sup>nd</sup> exit. Pass through the traffic lights through the centre of Blackfield into Hampton Lane. After approx. ¼ mile turn right into Lea Road and immediately right into Chapel Lane. This road continues into Kings Ride and Sherwood Way will be found as the 2<sup>nd</sup> turning on the left and the property will be found almost all the way round on the left, indicated by our For Sale board.

**VIEWING STRICTLY BY APPOINTMENT**

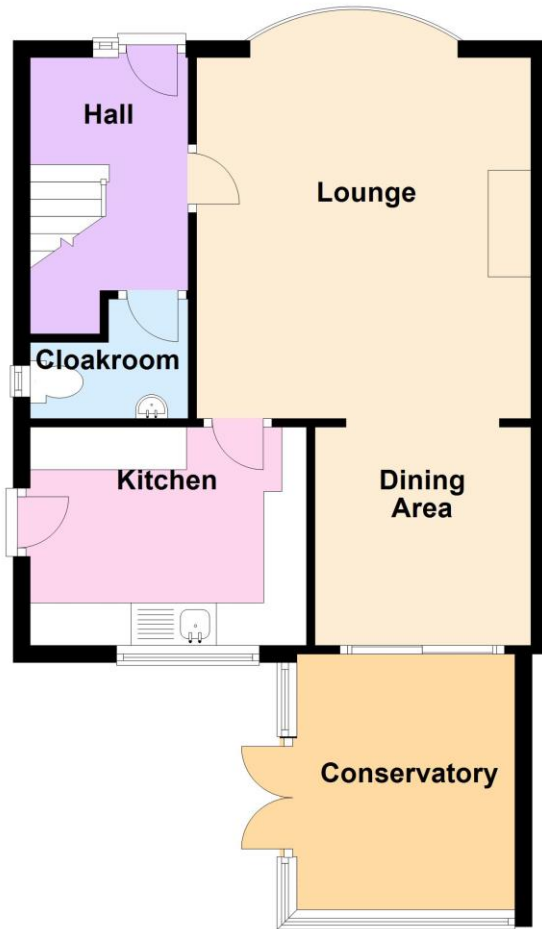
<b>OPEN</b>	<b>Weekdays</b>	9.00am – 6.00pm
	<b>Saturday</b>	9.00am – 4.00pm
	<b>Sunday</b>	10.00am – 3.00pm



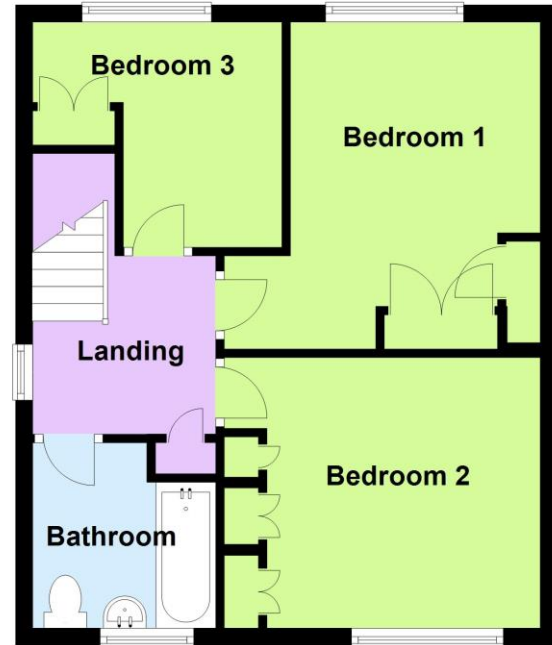




**Ground Floor**



**First Floor**



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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