



23 Home Farm Close, Hythe SO45 6JN

paul jeffreys



A SPACIOUS EXTENDED DETACHED CHALET
WITHIN WALKING DISTANCE OF HYTHE VILLAGE
ADAPTABLE ACCOMMODATION OFFERING 5 BEDROOMS
& 3 RECEPTION ROOMS

Refitted bathroom, gas central heating, UPVC double
glazed windows & doors

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/family room,
refitted bathroom, 5 bedrooms, en suite shower

ENTRANCE HALL Part glazed front door, stairs in recess
with open storage space below, side aspect window,
radiator, thermostat control, cupboard.

LOUNGE c.3.94m x 3.86m (12'11" x 12'8"). Two side
aspect windows, open brick fireplace with wood burner,
radiator with cover, two glazed panels & part glazed door
leading to:

DINING ROOM c.3.96m x 3.84m (13' x 12'7"). Radiator,
gas log effect fire, rear aspect window, half glazed door
to rear garden, two glazed panels & part glazed door
leading to:

KITCHEN/FAMILY ROOM Kitchen Area: c.3.15m x 2.87m
(10'4" x 9'5"). Comprising acrylic 1.5 bowl single drainer
sink unit with cupboards below & adjoining worktops with
space & plumbing for automatic washing machine &
dishwasher, range of base units with cupboards &

drawers with worktops above & tiled splashbacks, range of
wall cupboards. Space for cooker & space for fridge/
freezer, double radiator, 'Worcester Green Star' gas fired
boiler, side aspect window, square arch to: Family Area:
c.3.99m x 3.20m (13'1" x 10'6"). Two radiators, rear
aspect window.

BEDROOM 2 c.3.89m x 3.43m (12'9" x 11'3"). Front
aspect window, two radiators.

BEDROOM 3 c.3.43m x 2.69m (11'3" x 8'10"). Radiator,
side aspect window.

BEDROOM 4 c.3.45m x 2.41m (11'4" x 7'11"). Radiator,
front aspect window.

BATHROOM Having been recently refitted with fully tiled
walls & white suite comprising panelled bath with 'Triton'
shower over with folding shower screen, pedestal wash
hand basin, WC, wood laminate flooring, radiator, extractor
fan, recessed downlighters, side aspect window.

LANDING Eaves storage cupboard, side aspect Velux
window.

BEDROOM 1 c.4.65m x 3.28m (15'3" x 10'9"). Radiator, 3
small doors giving access to eaves storage, front aspect
window & side aspect Velux window, double radiator.



BEDROOM 5 c.2.18m max. x 2.11m max. (7'2" max. x 6'11" max. – room is L shaped). Radiator, rear aspect Velux window, access to eaves storage, sliding door to:

EN SUITE Refitted white suite with WC, wash hand basin with tiled splashbacks, shower cubicle with 'Triton' shower and shower curtain, extractor fan.

OUTSIDE FRONT GARDEN: Mainly laid with tarmac giving ample parking facilities, which extends down the side of the house with the overall driveway offering parking for 5/6 cars. The front garden itself has a small lawned area with flower & shrub beds. REAR GARDEN: Of good size with paved patio, outside tap & power point. The rear garden itself is mainly laid to lawn with flower & shrub beds & mature trees, shrubs & bushes, BRICK BUILT GARAGE/WORKSHOP c. m x m (18'4" x 9'8") with double wooden doors, side aspect window, power & light. There is also a shed & timber store in the garden. The rear garden has a south-westerly sunny aspect.

COUNCIL TAX BAND 'D' – payable 2019/20 - £1,780.93.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 138 sq. metres (1,489 sq. feet) approx.

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.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn where you turn immediately left into Windrush Way. Proceed to the bottom of Windrush Way and cross Knightwood Road into Home Farm Close where the property will be found as the first property on the right.

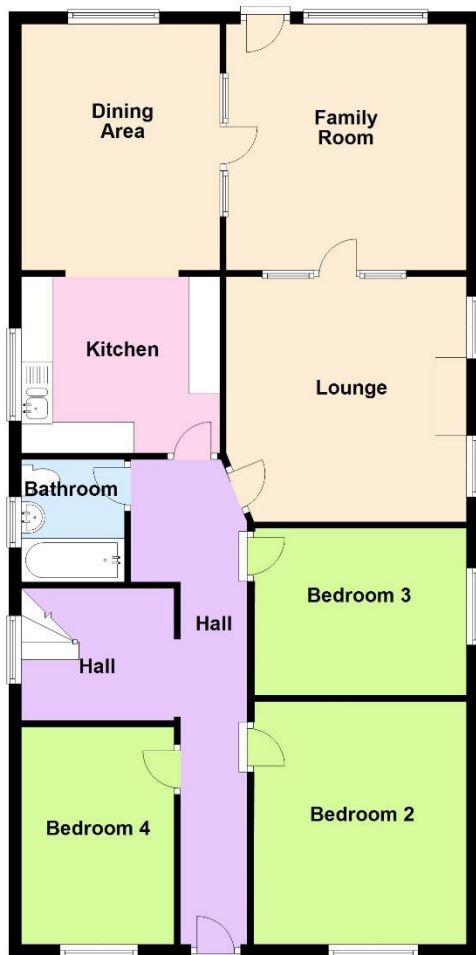
VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	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.

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