



Brantwood, Lime Walk,
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4RA

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

A detached 'Noble' built extended family house in sought after tree-lined road, level walk to Noadswood & Orchard Schools and to Dibden Purlieu centre

Some scope to update and improve, gas fired central heating, double glazing, plastic fascias & soffits, double garage and ample parking, garden designed for easy maintenance



ACCOMMODATION
Entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, study, 4 bedrooms, en suite shower room family bathroom

ENTRANCE HALL Personal door to garage, cupboard beneath staircase, two radiators.

CLOAKROOM Half tiled walls, low level WC suite, hand basin, extractor fan, radiator.

LOUNGE c.6.17m x 3.99m (20'3" x 13'1" plus bay). Brick fire surround with fitted coal effect gas fire, patio doors to garden, two radiators, two TV points.

DINING ROOM c.3.05m x 2.90m (10' x 9'6" plus bay). Radiator, arch to:

KITCHEN/BREAKFAST ROOM c.4.67m x 3.02m (15'4" x 9'11"). Part tiled walls, inset enamel 1.5 bowl single drainer sink unit with adjoining worktop, having low level cupboards & drawers and integrated fridge. 'Bosch' dishwasher to remain, stainless steel gas hob with extractor over, base unit housing 'AEG' double oven with adjacent base unit housing space for microwave and housing 'Glow-Worm Micron' gas



boiler. Worktop with low level cupboards and integrated freezer, wall cupboards over. Pull-out larder to one side, peninsular breakfast table, radiator, arch to:

UTILITY ROOM c.2.74m x 2.29m (9' x 7'6"). Corner worktop with enamel single drainer sink unit, cupboards beneath and space for washing machine, separate plumbing. Range of wall cupboards, base unit housing refrigerator, radiator, door to garden and door to:

STUDY c.2.72m x 1.96m (8'11" x 6'5"). Radiator, TV point, high level light stealing window, access to roof space.

LANDING Access to roof space, radiator.

BEDROOM 1 c.4.04m x 3.96m (13'3" x 13'). Measurements include extensive range of bedroom furniture inc. a number of mirror fronted wardrobe cupboards, chests of drawers and bedside cabinets. Double radiator, telephone point, door to:

EN SUITE SHOWER ROOM Part tiled walls, quadrant shower cubicle with aqua boarding and plumbed in



shower, vanity hand basin with low level cupboards and vanity shelves to one side, wall cupboards and mirror over, low level WC suite, radiator.

BEDROOM 2 c.3.43m x 3.05m (11'3" x 10'). Double built in wardrobe cupboard, radiator.

BEDROOM 3 c.3.43m x 3.25m (11'3" x 10'8"). Range of fitted wardrobe cupboards, chest of drawers and bedside cabinets. Double built in wardrobe cupboard, airing cupboard with lagged hot water cylinder, TV point.

BEDROOM 4 c.3.68m x 1.98m (12'1" x 6'6"). Radiator, TV point.

BATHROOM Part tiled walls, panelled bath. Shower cubicle with plumbed in shower, vanity hand basin with low level cupboards and vanity shelves to one side, low level WC with concealed cistern, range of wall mirrors, vertical radiator, extractor fan.

OUTSIDE Five bar gate & block pavier driveway leads to DETACHED DOUBLE GARAGE arranged as two garages measuring c.5.54m x 2.82m (18'2" x 9'3") and c.5.03m x 2.87m (16'6" x 9'5") each with electronic up and over door & with loft storage space & electricity connected. The garden to the front is mainly paved interspersed with raised flower planters with pedestrian side gate leading to the enclosed rear garden, which has been designed for easy maintenance, there being paved areas with area of Astroturf lawn, raised flower & shrub beds and summerhouse to remain. Outside lights and power points both front & rear.

COUNCIL TAX BAND 'G' – payable 2019/20 - £2,968.22.

EPC RATING 'tbc'.



GROSS SQUARE MEASUREMENTS 189.8 sq. metres (2,042.2 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.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/05/19

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 passing the Hospital on your left. At the roundabout proceed across and after approx. 100 yards turn right into Noads Way. Lime Walk will be seen as the 2nd turning on the right with the property being on the right hand side.

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