



10 West Road
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4RJ

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

An impressive detached (linked by garage & utility) family house in quiet location within short walk of Orchard and Noadswood schools

Double glazed windows and doors throughout, 3 reception rooms, refitted bathroom and cloakroom, all rooms have 8 ft. (approx.) ceilings, superb gardens, walking distance of Dibden Purlieu Village and Beaulieu Heath.

ACCOMMODATION

Entrance vestibule, hall, cloakroom, lounge, dining room, study, kitchen/breakfast room, utility room, 4 bedrooms, bathroom.

ENTRANCE VESTIBULE Part fully glazed with front door with glazed double doors leading to:

ENTRANCE HALL Two double radiators, thermostat control, and stairs.

CLOAKROOM Refitted with white suite comprising close coupled WC, wash hand basin in vanity unit, fully tiled walls, extractor fan, smooth plastered ceiling, recessed downlighters, tiled floor, chrome heated towel rail and understairs storage cupboard.

LOUNGE c.5.15m x 4.02m (16'11" x 13'2"). Open inglenook fireplace with glass doors and brick insert, marble hearth with wood mantle and surround, gas point. TV point, telephone point, double radiator, two side aspect windows and patio doors leading to rear garden.

DINING ROOM c.3.33m x 2.98m (10'11" x 9'9"). Double radiator and front aspect bay window.

STUDY c.2.95m x 2.19m (9'8" x 7'2"). Telephone point, radiator, glazed door to hall and arch to lounge. NOTE: This could easily be converted to a completely separate study if required.

KITCHEN c.3.92m x 3.20m (12'10" x 10'6"). Comprising inset 1.5 bowl single drainer sink unit with cupboards below and adjoining marble effect worktop with plumbing for dishwasher and floor mounted 'Glow-Worm' gas fired boiler. Range of base units with cupboards and drawers with marble worktops above and tiled splashbacks. Range of wall cupboards including three glass fronted display cupboards. Broom type cupboard, integrated fridge, 'Neff' eye level electric oven with plate warmer below, 'Neff' gas hob with extractor hood over, breakfast bar with tiles splashbacks, telephone point, double radiator, recessed downlighters, rear aspect window and part glazed door to:

UTILITY ROOM c.2.70m x 1.74m (8'10" x 5'9"). Long worktop with space below with plumbing for automatic washing machine, space for tumble drier and two further appliances. Range of wall cupboards, rear aspect window and half glazed door to rear garden. NOTE: The rear wall of this room is of single skinned construction.

LANDING Side aspect window, hatch to loft space with drop down ladder and airing cupboard with lagged tank and immersion.



BEDROOM 1 c.4.03m x 3.38m (13'3" x 11'1" minimum excluding wardrobes). Range of built-in wardrobes, dressing table and bedside cabinets. Radiator, telephone point and front aspect window.

BEDROOM 2 c.3.15m x 2.94m (10'4" x 9'8"). Range of built-in bedroom furniture including wardrobes with box cupboards above bed area and bedside cabinets. Radiator, TV point and rear aspect window.

BEDROOM 3 c.3.21m x 2.65m (10'6" x 8'8"). This room is currently used as a study and has a built-in double wardrobe with built-in desks with drawers and cupboards. Conversion back to a bedroom is incorporated in the design by transferring a part of the worktop to a bed headboard in order to accommodate a single bed. Telephone point, radiator and rear aspect window.

BEDROOM 4 c.3.95m x 2.22m (13' x 7'3"). Double wardrobe, radiator and front aspect window.

BATHROOM Refitted with white suite comprising panelled bath with shower over with glass shower screen, wash hand basin in vanity unit and WC with concealed cistern. Numerous cupboards below marble worktops, tiled floor, smooth plastered ceiling with recessed downlighters, full width mirror, chrome heated towel rail, underfloor heating, extractor fan and two rear aspect windows.

OUTSIDE
FRONT GARDEN: Bordered to the front boundary with mature bushes and shrubs, double wrought iron gates leading to block paved driveway with parking for 3/4 cars leading to garage with power and light. Large lawned area and flower and shrub beds. Wide side pedestrian access which is paved and leads to the:
REAR GARDEN: Which is most attractive and well stocked with many flowers, shrubs and bushes. Large 'L' shaped paved patio which extends across the full width of the property. Lawned area, summer house with power & light, outside tap, 2 outside power points and lighting. The rear garden offers a good degree of seclusion.



GROSS SQUARE MEASUREMENTS 128.2 sq. meters (1380 sq. feet) approx.

COUNCIL TAX BAND 'E' - Payable 2019/20 - £2,176.69.

EPC RATING tbc

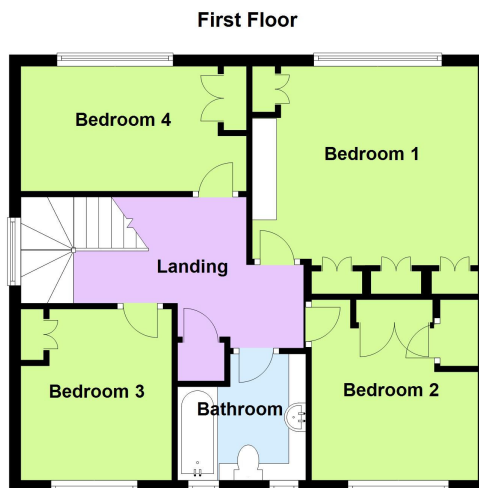
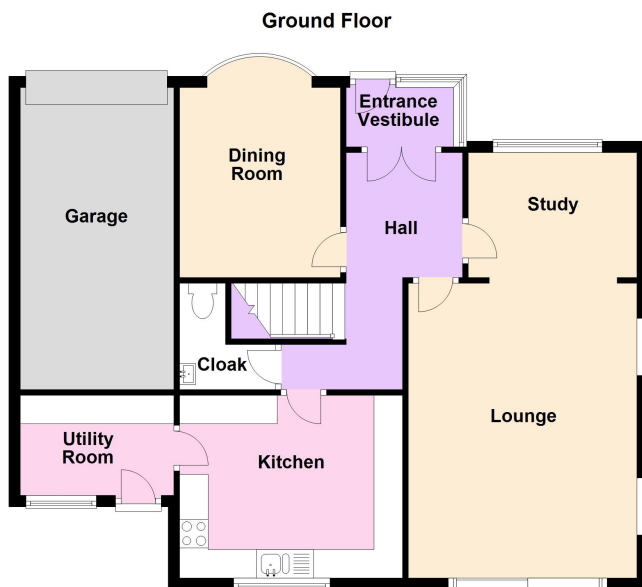
TENURE The agents are advised this property is **FREEHOLD**.

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

PMD/TW/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 From our office proceed via New Road continuing up on to Langdown Lawn. Proceed over the roundabout and to the centre of Dibden Purlieu, turning right into North Road. Take the second turning on the left hand side in to West Road and the property will be found a short way along on the right hand side, indicated by our 'For Sale' board.

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