



1 Villiers Road, Dibden Purlieu SO45 4LB

paul jeffreys





A SPACIOUS 3/4 BED DETACHED EXTENDED FAMILY HOUSE ON A GOOD SIZE PLOT

Gas central heating, mostly double glazed windows, driveway with ample parking, detached garage, large garden 28.6m (94') x 33.5m (110').

ACCOMMODATION

Entrance hall, lounge, dining room, reception room, kitchen, bedroom 4/family room, conservatory, cloakroom, 3 bedrooms, bathroom

**ENTRANCE HALL** Part glazed UPVC front door with glazed side panels, radiator, understairs cupboard and door to:

**LOUNGE** c.4.02m x 3.33m (13'2" x 10'11"). Log burner, TV point, radiator, front aspect window and arch to:

**DINING ROOM** c.3.22m x 2.79m (10'7" x 9'2"). Radiator and arch to:

**STUDY SPACE** c.2.98m x 1.82m (9'9" x 6'). Radiator, side aspect window and door to conservatory.

**KITCHEN** c.3.47m x 2.51m (11'5" x 8'3"). Range of base units with cupboards and drawers and space for under counter fridge and freezer. Sink unit, wooden worktop, tiled splashbacks and space for Range cooker. Wall cupboards, understairs cupboard, tiled flooring and side and rear aspect windows.

**BEDROOM 4/FAMILY ROOM** c.3.67m x 2.81m (12' x 9'3"). Radiator, large rear aspect window and side aspect window.

**CLOAKROOM** WC, wash hand basin and side aspect window.

**CONSERVATORY** c.6.89m x 2.50m (22'7" x 8'2"). Part brick UPVC construction, tiled floor and UPVC part glazed door to rear.

**LANDING** Hatch to loft space and side aspect window.

**BEDROOM 1** c.3.95m x 3.12m (13' x 10'3"). Radiator and front aspect window.

**BEDROOM 2** c.3.31m x 3.12m (10'10" x 10'3"). Radiator and rear aspect window.

**BEDROOM 3** c.2.92m x 2.22m (9'7" x 7'3"). Radiator, front aspect window and small built-in overstairs cupboard.

**BATHROOM** WC, wash hand basin in vanity unit. Panelled bath with large showerhead over, chrome heated towel rail, extractor fan, small heater, radiator and fully tiled walls. Side and rear aspect windows.



## OUTSIDE

**FRONT GARDEN:** Driveway with ample parking and access to DETACHED GARAGE. Mature shrubs.

**REAR GARDEN:** Large rear garden measuring 28.6m (94') long by 33.5m (110') wide (maximum measurements). Log store adjoining garden shed with rear access to garage. Mostly laid to lawn with mature shrubs, area for former pond, fruit trees and gate with side access. South Westerly aspect.

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

**EPC RATING 'D'**

**GROSS SQUARE MEASUREMENTS** 114.4 sq. metres (1232 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 on to Langdown Lawn and fork left before the Hospital in to Fawley Road and proceed to the top of the hill. Turn right opposite Seadown Vets in to Butts Ash Avenue and take the first right in to Chaloner Crescent. Continue for a short while, where the road leads in to Heatherstone Avenue and take the fourth right in to the small close which is Villiars Road, where the property will be found on the left hand side indicated by our For Sale board.

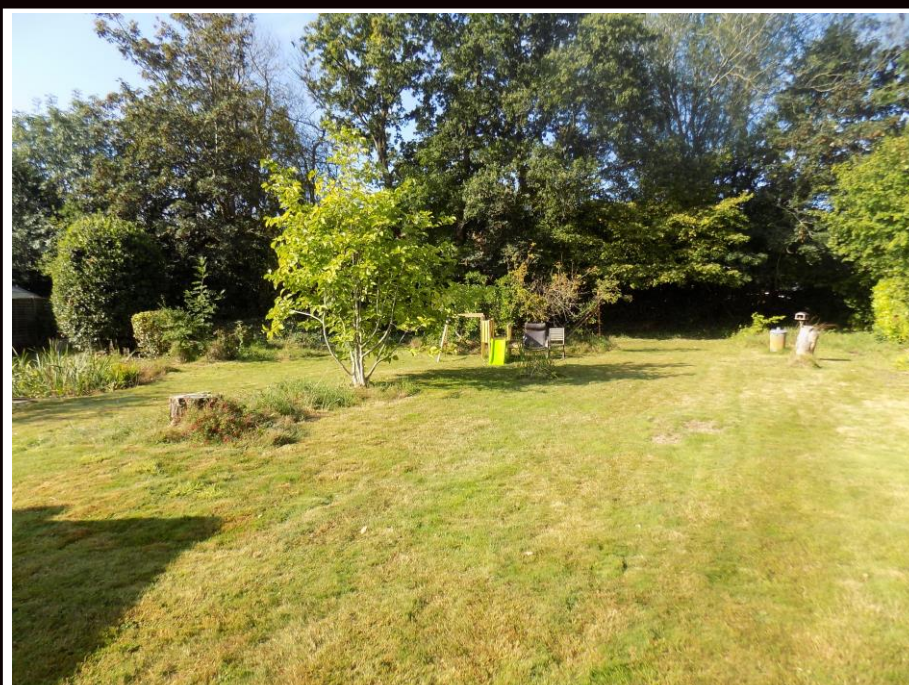
## VIEWING STRICTLY BY APPOINTMENT

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

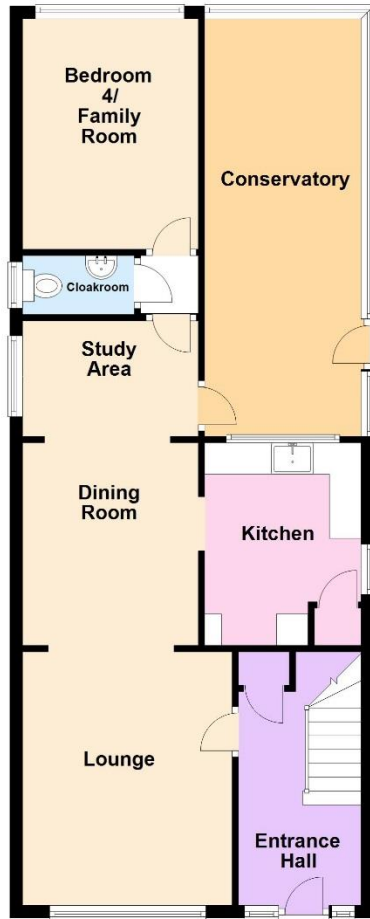
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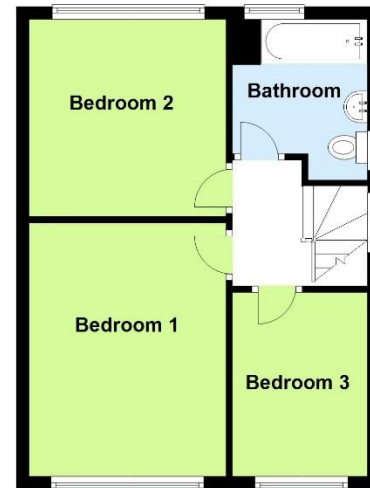




## Ground Floor



## 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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