



52 Holbury Drove, Holbury SO45 2NH

paul jeffreys



AN EXTENDED & IMPROVED DETACHED BUNGALOW
SITUATED ON LARGE PLOT, WITH AMPLE PARKING,
LARGE GARAGE & STABLES

Gas central heating, double glazed windows & doors,
spacious accommodation

ACCOMMODATION

Entrance hall, large lounge, separate dining area,
kitchen/breakfast room, 3 bedrooms, study/bedroom 4,
refitted bathroom

ENTRANCE HALL UPVC part glazed front door, wood
laminated flooring, radiator, smooth plastered ceiling,
thermostat control & heating/water controls, airing
cupboard with lagged tank, hatch to loft space.

DINING AREA c.4.58m x 3.35m (15' x 11'10"). Two side
aspect windows, double radiator, telephone point, wide
arch leading to:

LOUNGE c.4.60m x 4.42m (15'1" x 14'6"). Two high
level side aspect windows, gas coal effect fire with
sandstone surround, hearth & mantle, radiator, sliding
patio door leading to:

CONSERVATORY c.3.68m x 2.79m (12'1" x 9'2"). Of part
brick cavity construction with UPVC double glazed units,
tiled floor, glazed double doors leading to rear garden.

KITCHEN/BREAKFAST ROOM c.4.52m x 3.02m (14'10" x
9'11"). Comprising inset single drainer stainless steel sink
unit with cupboards below, adjoining worktop with
plumbing for dishwasher, adjoining peninsular breakfast
bar. Range of base units with cupboards & drawers with
worktops above, 'Stoves' gas hob with extractor hood over,
recently installed 'New World' gas double oven with
cupboards above & below. Integrated fridge, space &
plumbing for automatic washing machine, range of wall
cupboards, radiator, fully tiled walls, tiled floor, 'Viessmann'
gas fired boiler, side aspect window, half glazed door to
driveway, door to:

STUDY/BEDROOM 4 c.3.18m x 2.89m (10'5" x 9'6"). Side
aspect window, radiator, glazed double doors to rear
garden.

BEDROOM 1 c.3.66m x 3.04m (12' x 10'). Front aspect
bay window, double radiator, smooth plastered ceiling.

BEDROOM 2 c.3.05m x 2.73m (10' x 9'). Front aspect bay
window, radiator, smooth plastered ceiling.

BEDROOM 3 c.3.10m x 2.43m (10'2" x 8'). Radiator, side
aspect window.

BATHROOM Having been refitted with white suite
comprising a P shaped shower-bath with 'Mira' shower over
& fully tiled surround & curved shower screen, wash hand
basin in vanity unit, close coupled WC, chrome heated



towel rail, smooth plastered ceiling, recessed downlighters, extractor fan, two side aspect windows.

OUTSIDE

FRONT GARDEN: Bordered to the front boundary by brick wall, shrubs & bushes, small lawned area, block paved driveway with parking for approx. 3/4 cars, gates leading through to driveway with further parking leading to **LARGE BRICK BUILT DETACHED GARAGE** c.8.23m x 2.56m (27' x 8'5"). The rear portion of the garage has been bricked across to create a shed, which has door & window to rear garden. Overall the garage has power, light & roof storage. **REAR GARDEN:** Large paved patio, outside tap, large lawned area with shrubs & bushes, **TIMBER STABLES** c.6.10m x 3.54m (20' x 11'8").

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 115 sq. metres (1,237.5 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 and continue onto Langdown Lawn. Fork left into Fawley Road and continue to the Hardley roundabout, proceeding across into Long Lane. Pass through Holbury and Holbury Drove will be found as the 2nd from last turning on the right before the roundabout. Continue along this road and the property will be found some way along on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/08.19







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.

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