



Fairmile, Blackfield Road  
Fawley

paul jeffreys



# Fairmile, Blackfield Road

## Fawley | SO45 1EH

Southampton – 14 miles, Lymington -8 miles, M27 - 12 miles, Hythe village – 3 miles.  
(Distances are approximate)

A substantial and improved detached family house, 5/6 bedrooms, 3 reception rooms, large attic room/playroom/gym

UPVC double glazed windows, plastic fascias, soffits and gutters, gas fired central heating, solar panels (owned) 24.38m (80') rear garden, ample parking and garage.



**ACCOMMODATION**  
Reception hall, cloakroom, lounge, dining room, study, kitchen/breakfast room, utility room, 5 bedrooms, playroom/bedroom 6, en-suite shower/bathroom, further shower room, large attic room/playroom/gym

**RECEPTION HALL** Front aspect window, front door, double radiator, thermostat control, staircase with open storage space below.

**LOUNGE** c.6.01m x 4.28m to 4.05m (19'9" x 14' to 13'3"). Two double radiators, wood laminate flooring, wood burner with wood mantle above. UPVC double glazed doors leading to rear garden with further glazed single UPVC door with windows to either side leading to rear garden.

**DINING ROOM** c.4.43m x 3.27m (14'6" x 10'9"). Front aspect window, wood laminate flooring and radiator.

**STUDY** c.4.12m x 2.19m (13'6" x 7'2"). Front aspect window, double radiator and recessed downlighters.

**CLOAKROOM** White suite comprising close coupled WC, wash hand basin with tiled splashbacks, side aspect window, extractor fan and radiator.

**KITCHEN/BREAKFAST ROOM** c.5.03m x 3.14m (16'6" x 10'4"). Having recently been refitted with range of 'Howdens' built gloss units comprising acrylic composite



single drainer square sink unit with cupboards below. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Range of wall cupboards 'Stoves' induction electric hob with extractor hood above, 'Lamona' integrated plate warmer, integrated dish washer, two 'Lamona' electric ovens, tiled floor, double radiator, recessed downlighters and two rear aspect windows. UPVC fully glazed door leading to rear garden and door to:

**UTILITY ROOM** c.2.57m x 2.16m (8'5" x 7'1"). Full length worktop with cupboard below and space and plumbing for automatic washing machine and space for tumble drier. Pull out ironing board, tiled floor, side aspect window, radiator, extractor fan and door to hall.

**LANDING** Staircase to second floor and two large built-in double storage cupboards.

**BEDROOM 1** c.4.35m x 3.29m (14'3" x 10'9"). Front aspect window, double radiator and door to:

**EN-SUITE/DRESSING ROOM** White suite comprising double end spa bath, wash hand basin, WC, double shower cubicle with sliding glass door, heated towel rail and part wood clad walls. Range of built-in wardrobes, recessed downlighters, extractor fan, tiled floor and front aspect window.



BEDROOM 2 c.4.35m x 2.54m (14'3" x 8'4"). Front aspect window, double radiator, wood laminate flooring and wardrobe to remain.

BEDROOM 3 c.3.33m x 3.29m (10'11" x 10'9"). Rear aspect window, double radiator and wardrobe to remain.

BEDROOM 4 c.4.34m x 2.54m (14'3" max x 8'4" max). Rear aspect window, double radiator and wardrobe to remain.

BEDROOM 5 c.3.13m x 2.69m (10'3" x 8'10"). Rear aspect window and double radiator.

PLAYROOM/BEDROOM 6 c.4.87m x 2.20m (16' x 7'3"). Rear aspect window and double radiator.

FAMILY BATHROOM c.4.12m x 2.22m (13'6" x 7'3"). White suite with half tiled walls. Comprising raised bath with tiled surround and mixer tap shower attachment. WC, pedestal wash hand basin, enclosed shower cubicle, heated towel rail, double airing cupboard with 'Micron' gas fired boiler with large hot water tank. Front aspect window.

SHOWER ROOM Comprising enclosed shower cubicle, wash hand basin, WC, extractor fan, heated towel rail and 'Velux' roof light.

SECOND FLOOR

ATTIC ROOM/PLAYROOM/GYM c. 8.23m x 6.10m (27' x 20'). One side and two rear aspect 'Velux' roof lights, access to eaves storage and radiator. NOTE The measurements exclude the corner recess for extra storage. This room could be used for a variety of uses and could even be converted to provide two separate rooms if required.

OUTSIDE

FRONT GARDEN: The whole of the front garden has been laid with block pavier offering ample parking for 6/7 vehicles. This also leads to the INTEGRAL SINGLE GARAGE with power and light. Side aspect to REAR GARDEN which measures approximately 24.38m (80') and has a large patio with additional slightly raised further patio area bounded by low level brick wall. Lawned areas, flower and shrub beds,



vegetable plot, two sheds, area to the side of the property for storage etc. The rear garden offers a near Southerly aspect.

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

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 254 sq. meters (2738 sq. feet).

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 service 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

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 continuing up on to Langdown Lawn. Before the hospital fork left into Fawley Road and on reaching the Hardley roundabout take the second exit into Long Lane. Continue to the mini roundabout taking the first exit left, signposted Calshot and just after reaching the top of the hill turn right into Blackfield Road. Continue along this road and after you go down the dip, the property will be found on the left hand side, indicated by our 'For Sale' board.

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