



Spindlewood, Beaulieu Road  
Dibden Purlieu

paul jeffreys

# Spindlewood, Beaulieu Rd

Dibden Purlieu | SO45 4PT

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

A spacious light and airy detached  
family house within short walking  
distance of village centre & open  
forest and Beaulieu Heath  
£522,000

Gas central heating, double glazing, smooth  
plastered ceilings, plastic fascias, soffits and  
gutters.

## ACCOMMODATION

Entrance hall, cloakroom, lounge, conservatory, dining  
room, kitchen, utility room, 4 bedrooms, en-suite  
shower room, family bathroom.

### ENTRANCE PORCH

ENTRANCE HALL Wood block flooring, double  
radiator, cupboard beneath staircase, double doors to  
Dining Room.

CLOAKROOM Low level WC pedestal hand basin with  
tiled surround.

LOUNGE c. 6.10m x 3.68 (20' x 12'1") Period style  
fire surround with fitted coal effect electric fire, 2  
radiators, 4 wall light points, wood strip flooring,  
double doors to:

CONSERVATORY c. 4.12m x 4.02m (13'6" x 13'2"  
maximum measurements) Radiator, double doors to  
garden.

DINING ROOM c. 3.05m x 2.69m (10' x 8'10") Wood  
block flooring, radiator, open access to:

KITCHEN c. 3.94m x 2.69m (12'11" x 8'10") Part  
tiled walls, inset single drainer stainless steel sink unit  
with range of worktops having low level cupboards  
and drawers and space for dishwasher, separate  
plumbing, fitted "Neff" 4 burner gas hob with  
extractor over and a range of adjoining wall  
cupboards. Base unit at one end housing "Neff"  
double oven. Further full height cupboards with  
central space for fridge freezer. Recessed ceiling  
lights, ceramic tiled floor, folding doors to:

UTILITY ROOM c. 3.4m x 2.01m ( 7'8" x 6'7") Part  
tiled walls. Inset acrylic single drainer sink unit with  
adjoining worktop, low level cupboards and space for  
washing machine and tumble dryer. Radiator, tiled  
floor, door to Garage and door to outside.

LANDING Access to roof space with loft ladder and  
light, airing cupboard with factory lagged hot water  
cylinder. Linen cupboard.

BEDROOM 1 c. 3.68m x 3.61m (12'1" x 11'10")  
Range of fitted wardrobe cupboards, double radiator.



BEDROOM 2 c. 4.29m x 2.57m (14'1" x 8'5") Loft access, radiator, door to:

EN-SUITE SHOWER ROOM with shower cubicle having "Myra Event" electric shower, pedestal hand basin, low level WC suite, fully tiled walls, towel radiator.

BEDROOM 3 c. 3.71m x 2.39m (12'1" x 7'10") Radiator.

BEDROOM 4 c. 4.06m x 2.34m (13'4" x 7'8") Radiator.

BATHROOM Fully tiled walls with panelled bath having plumbed in shower over, pedestal hand basin, low level WC suite, towel radiator.

OUTSIDE Block pavier driveway allows parking for a number of vehicles including space for caravan/motor home. The driveway gives access to INTEGRAL GARAGE with up and over door, light, power and wall mounted "Baxi" gas boiler for central heating and hot water system. the FRONT GARDEN is mainly formed with the driveway bounded by an area of lawn with flower and shrub beds. Pedestrian side access leads to the south westerly facing REAR GARDEN with decked area and steps down to large area of lawn. Timber garden shed, outside tap.

COUNCIL TAX BAND 'E' – payable 2019/2020 - £2,176.69.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 160.6 sq. metres (1,729.2 sq. ft.) approx.

TENURE The agents are advised this property is FREEHOLD

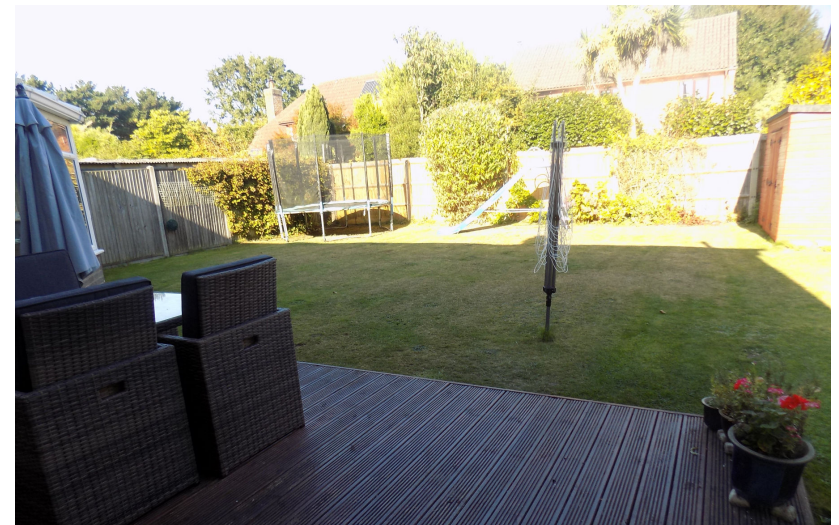
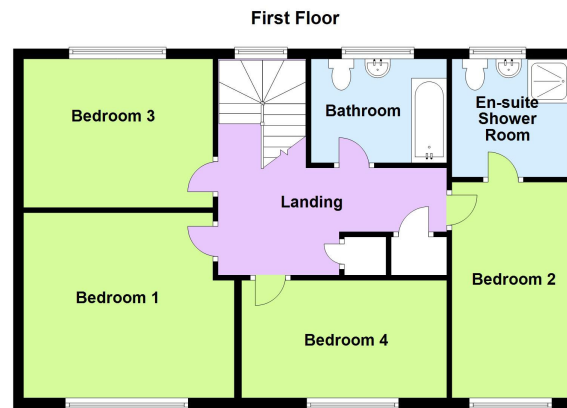
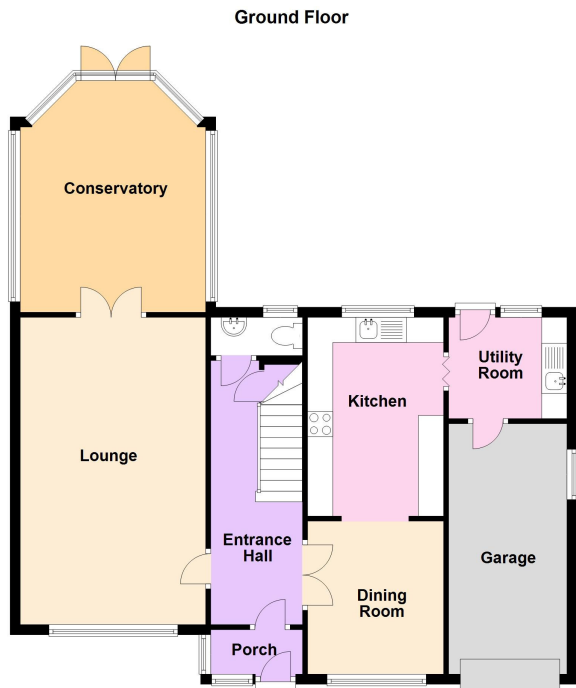


NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

VIEWING STRICTLY BY APPOINTMENT

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

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. Proceed through Dibden Purlieu village and the property will be seen on the right hand side indicated by our For Sale board.

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