



5 Chaveney Close  
Dibden Purlieu

paul jeffreys



# 5 Chaveney Close

Dibden Purlieu | SO45 4JW

Southampton – 16 miles, Lymington – 9 miles,  
M27 – 10 miles, Beaulieu Heath – ¼ mile  
(distances are approximate)

An extended detached 4-bedroom  
bungalow with 2 reception rooms &  
detached garage, within short level walk  
of Dibden Purlieu village & of Beaulieu  
Heath  
**£415,000**

Double glazed windows & doors, plastic fascias/  
soffits/gutters, gas central heating, cloakroom,  
quiet location. NO CHAIN.

## ACCOMMODATION

Entrance lobby, hall, lounge, dining room, kitchen,  
cloakroom, 4 bedrooms, bathroom

**ENTRANCE LOBBY** Part glazed front door with further  
glazed door leading to:

**ENTRANCE HALL** Two radiators, storage cupboard,  
hatch to loft space.

**LOUNGE** c.5.13m x 3.63m (16'10" x 11'11").  
Briquette fireplace & surround with gas coal effect fire,  
radiator, large front aspect window, glazed double  
doors to:

**DINING ROOM** c.4.81m x 2.66m (15'9" x 8'9").  
Radiator, airing cupboard with lagged tank &  
immersion, front & side aspect windows, door to:

**KITCHEN** c.3.04m x 2.66m (10' x 8'9"). Range of oak  
effect units comprising inset stainless steel single  
drainer sink unit with space & plumbing for automatic  
washing below & space for fridge, range of base units  
with cupboards & drawers with worktops above &  
tiled splashbacks, range of wall cupboards. 'AEG'  
electric hob with extractor hood over & 'Bosch' electric

oven below, spotlights, smooth plastered ceiling,  
'Potterton' gas fired wall mounted boiler, rear aspect  
window, half glazed door to side of property, door to  
hall.

**BEDROOM 1** c.3.43m x 3.33m (11'3" x 10'11").  
Radiator, front aspect window.

**BEDROOM 2** c.3.33m x 3.14m (10'11" x 10'4").  
Radiator, rear aspect window.

**BEDROOM 3** c.3.45m x 2.52m (11'4" x 8'3" min.)  
Built in storage cupboard, radiator, side aspect  
window & glazed double doors to rear garden.

**BEDROOM 4** c.3.33m x 2.31m (10'11" x 7'7"). Built  
in double wardrobe, radiator, side aspect window.

**CLOAKROOM** Close coupled WC, corner wash hand  
basin with tiled splashback, extractor fan.

**BATHROOM** Comprising panelled bath with shower  
over, wash hand basin in vanity unit with cupboard  
below, WC with concealed cistern, fully tiled walls,  
tiled floor, radiator, extractor vent, rear aspect  
window.



OUTSIDE FRONT GARDEN: Approached via 5-bar gate with long block paved driveway, lawned area, flower & shrub beds, pedestrian access to both sides of the bungalow. GARAGE with power & light & rear aspect window & door to rear garden. REAR GARDEN: Paved patio area, lawned area, flower & shrub beds, storage area to the rear of the garage with timber shed. The garden offers a good degree of privacy & is totally level.

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

EPC RATING 'tbc'

GROSS SQUARE MEASUREMENTS 100.4 sq. metres (1,081 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.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/12.19



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** Leave Hythe via New Road and continue up onto Langdown Lawn. Continue along this road and over the roundabout into Beaulieu Road. Just before reaching the centre of Dibden Purlieu turn left into Watermans Lane and take 1<sup>st</sup> left into Crete Lane and after going round the right hand bend Chaveney Close will be found as the 1<sup>st</sup> turning on the left with the property located almost in front of you,

indicated by our For Sale board.

**paul jeffreys**

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