



Autumn, 3 Page Close  
Holbury

paul jeffreys



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## Holbury | SO45 2GA

Southampton – 18 miles, Beaulieu Heath & New Forest – just over ½ mile, Lepe Beach – 2 miles, Hythe - 4 miles  
(distances are approximate)

A 1996 built detached bungalow on good sized plot with option to purchase 0.60 of an acre paddock at valuation

Gas central heating, double glazing, plastic fascias, double garage, attractive south and west facing rear garden. NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room, conservatory, 3 bedrooms, en-suite shower room, family bathroom.

**ENTRANCE HALL** Radiator, cloaks cupboard, airing cupboard with factory lagged hot water cylinder, thermostat.

**LOUNGE** c.5.69m x 4.63m narrowing to 3.91m (18'8" x 15'2" narrowing to 12'10") measurements exclude bay. Period style fire surround, fitted coal effect gas fire, radiator, TV point, double doors from hall.

**KITCHEN/BREAKFAST ROOM** c.3.51m x 3.35m (11'6" x 11') Part tiled walls, inset 1½ bowl single drainer stainless steel sink unit with adjoining corner work top, low level cupboards and drawers and integrated dishwasher, wall cupboards over. Further work top with low level cupboards and drawers and fitted "Ignis" 4 burner gas hob with oven beneath and extractor over and adjoining wall cupboards. Base unit housing integrated refrigerator with cupboards above and below, door to:

**CONSERVATORY** c.4.22m x 2.29m (13'10" x 7'6") Radiator, double doors to garden.

**BEDROOM 1** c.5.74m x 3.05m (18'10" x 10') maximum measurements excluding door recess. Range of fitted bedroom furniture including wardrobe, cupboards, dressing table, chest of drawers and bedside cabinets. Radiator, door to:

**EN-SUITE SHOWER ROOM** Fully tiled walls, double shower cubicle with plumbed in shower, vanity hand basin with cupboards below, low level WC with concealed cistern, wall cupboards, towel radiator.

**BEDROOM 2** c.3.35m x 2.36m (11' x 7'9") Radiator.

**BEDROOM 3** c.2.39m x 2.41m (7'10" x 7'11") Radiator.

**BATHROOM** Half tiled walls, panelled bath with mixer taps and shower fitment, vanity hand basin, low level WC suite with concealed cistern, radiator, shaver/light fitting.

**UTILITY ROOM** c.1.45m x 1.22m (4'9" x 4'). Worktop with plumbing for washing machine beneath, vent for tumble dryer, wall cupboard, wall mounted "Worcester" gas boiler for central heating and hot water system.

**OUTSIDE** Block pavier driveway which allows parking for 3 to 4 vehicles and gives access to **DOUBLE GARAGE** c.5.66m x 5.08m (18'7" x 16'8") with up & over door, light, power & personal door.



Area of garden to the front which is mainly shrubs, pedestrian side gate leads to the side and rear garden which enjoys a south and south-westerly aspect with areas of lawn, paved patio. Well stocked flower & shrub beds & a number of trees & shrubs. Area of vegetable garden. Aluminium greenhouse, timber garden shed. Outside tap. Two gates lead to a paddock that extends to nearly two thirds (0.60) of an acre, which has separate pedestrian access away from the property with rendered block-built store c.7m x 3.05m (23' x 10'). The paddock can be purchased at valuation.

GROSS SQUARE MEASUREMENTS 102.8 sq. metres (1107.1 sq. feet) approx..

COUNCIL TAX BAND 'E' – payable 2019/20 - £2,200.65.

EPC D

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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/JH/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 Langdown Lawn, forking left down Fawley Road. On reaching the Hardley roundabout take the second exit into Long Lane, proceed to the next roundabout taking the second exit and at the traffic lights turn right into Rolleston Road. Page close will be seen on the left after approximately ¼ mile.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

**[pauljeffreys.co.uk](http://pauljeffreys.co.uk)**

