



2 Woodlands Court
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4NU

Hythe Village – 1.5 miles, Southampton – 12 miles,
Lymington – 7 miles, M27 – 9 miles
(distances are approximate)

A detached 'Hinton' built family
house within level walk of village
centre, local schools and
Beaulieu Heath

Refitted kitchen and bathroom, gas central
heating, double glazing, cavity wall insulation,
plastic fascias & soffits, mature established south-
facing rear garden, garage and rear vehicle
access to large carport suitable for caravan/motor
home. NO CHAIN.



ACCOMMODATION

Entrance porch, entrance hall, cloakroom, lounge,
dining room, kitchen, utility and garden room, 4
bedrooms, bathroom

ENTRANCE PORCH Double glazed front door and side
glazed panels, quarry tiled floor, glazed door to:

ENTRANCE HALL Double radiator, thermostat.

CLOAKROOM Half tiled walls, low level WC, pedestal
hand basin, radiator and extractor fan.

LOUNGE c.7.45m x 3.98m narrowing to 2.90m (24'5"
x 13'1" narrowing to 9'6"). Double aspect windows,
stone fire surround with fitted coal effect gas fire,
three wall light points, double & single radiators, two
TV points.

DINING ROOM c.3.43m x 2.99m (11'3" x 9'10").
Double radiator, TV point.

KITCHEN/BREAKFAST ROOM c.3.94m x 2.92m (12'11" x
9'7"). Part tiled walls, inset acrylic single drainer sink unit
with adjoining worktops, low level cupboards & drawers and
integrated dishwasher, 4 ring ceramic hob with extractor
over and adjoining wall cupboards, base unit housing

'Electrolux' oven with microwave over. Matching dresser
style unit with low level cupboards & drawers, eye level
glazed cupboards, space for fridge/freezer to one side.
Space for small table. Double radiator, recessed ceiling
lights and door to:

UTILITY ROOM c.2.70m x 2.22m (8'10" x 7'3"). Plumbing
for washing machine. Door to garage and door to:

GARDEN ROOM c.2.70m x 1.93m (8'10" x 6'4"). Door to
garden.

LANDING Access to roof space. Airing cupboard with
factory lagged hot water cylinder.

BEDROOM 1 c.3.97m x 3.48m (13' x 11'5"). Range of
wardrobe cupboards to one wall and double radiator.

BEDROOM 2 c.3.24m x 2.72m (10'8" x 8'11"). Radiator.

BEDROOM 3 c.3.98m x 2.20m (13'1" x 7'3"). Radiator.

BEDROOM 4 c.3.21m x 2.74 (10'6" x 9'). Radiator.

BATHROOM Fully tiled walls. Panelled bath. Vanitory hand
basin with vanity shelves to either side and cupboards
below. Large wall mirror with shaver point to one side.
Low-level WC suite, quadrant shower cubicle with plumbed-
in shower. Towel radiator.

OUTSIDE Block pavier driveway leads to ATTACHED GARAGE 5.46m x 2.67m (17'11" x 8'9"). With up and over door and electricity connected with loft storage area. The gardens are a particular feature of the property. The FRONT GARDEN being laid to lawn with mature shrubs and bushes. The front boundary being formed by a mature beech hedge. Pedestrian side access leads to the south facing REAR GARDEN that has been attractively landscaped with large area of patio, area of lawn and bounded by well stocked flower and shrub beds including many specimen shrubs and bushes and an ornamental fish pond. Two timber garden sheds and outside tap. Approached from Woodlands Close with a right of way over a driveway and wrought iron gates leads to a DOUBLE LENGTH CARPORT with extra high roof allowing parking for further vehicles or caravan/motorhome.

COUNCIL TAX BAND 'E' – payable 2020/2021 - £2,269.02.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 153.5 sq. metres (1651.9 sq. ft.) approx.

TENURE The agents are advised this property is FREEHOLD

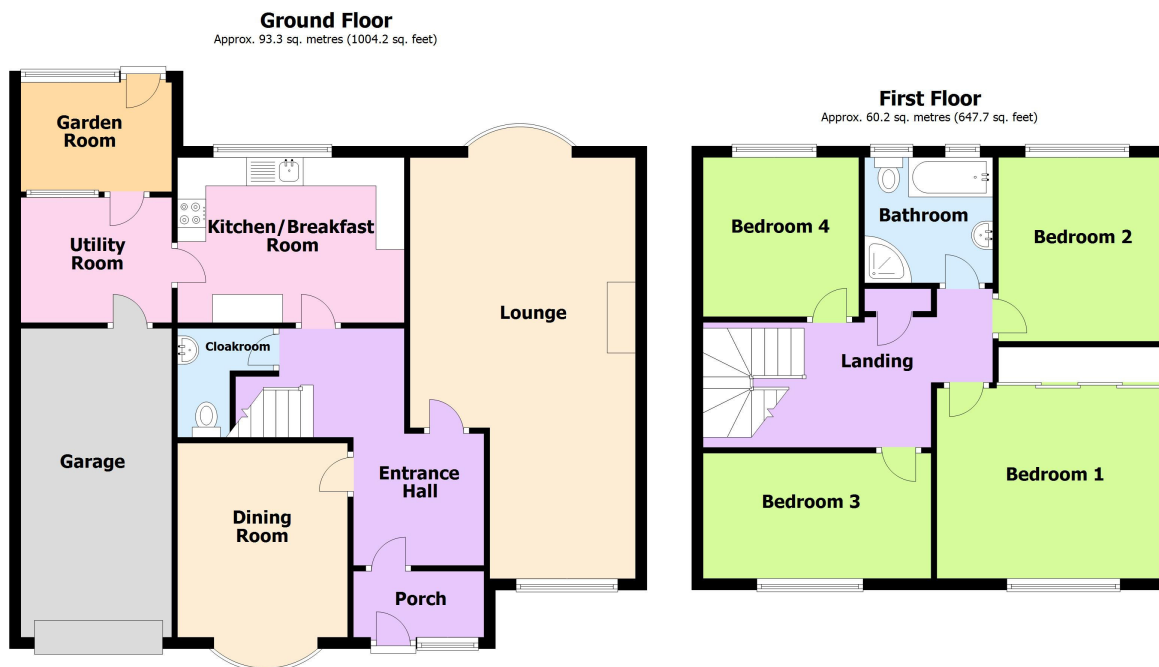
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

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

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 across to the roundabout towards Dibden Purlieu and just before reaching the village turn left into Woodlands Close with Woodlands Court being the first turning on the right.

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