



3 Hadley Field, Holbury SO45 2JX

paul jeffreys





### 3 Hadley Field, Holbury

A GOOD SIZE 3 BEDROOM DETACHED FAMILY HOUSE  
Driveway and garage, Gas central heating (boiler replaced  
3 years ago), double glazing

#### ACCOMMODATION

Entrance hall, lounge/diner, kitchen, conservatory,  
cloakroom, 3 bedrooms, en-suite, family bathroom

**ENTRANCE HALL** UPVC part glazed front door, undersairs  
cupboard, radiator and door to:

**CLOAKROOM** WC, pedestal wash hand basin, fully tiled  
walls and front aspect window.

**KITCHEN** c.2.82m x 2.77m (9'3" x 9'1"). Range of base  
units with cupboards and drawers. Space for automatic  
washing machine, tumble dryer, oven with extractor  
above and small fridge. Worktops, sink unit, range of  
wall cupboards, tiled splashbacks, tiled floor and front  
aspect window.

**LOUNGE/DINER** c.5.85m narrowing to 3.00m x 4.83m x  
2.78m (19'2" narrowing to 9'10" x 15'10" narrowing to  
9'1"). Two radiators, TV point, telephone point, rear  
aspect window and double doors to:

**CONSERVATORY** c.3.52m x 2.71m (11'7" x 8'11"). UPVC  
construction with part brick with double doors to rear  
garden.

**LANDING** Hatch to loft space, airing cupboard housing  
combination boiler (3 years old) and side aspect window.

**BEDROOM 1** c.3.99m x 2.74m (13'1" x 9'). Radiator, built-  
in cupboards, rear aspect window and door to:

**EN-SUITE** Radiator, WC, pedestal wash hand basin,  
shower cubicle with shower overhead with fully tiled  
surround. Tiled walls and extractor fan.

**BEDROOM 2** c.2.89m x 2.85m (9'6" x 9'4"). Radiator and  
front aspect window.

**BEDROOM 3** c.3.09m x 2.04m (10'2" x 6'8"). Radiator and  
rear aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath  
with mixer taps. Fully tiled walls, tiled floor, radiator and  
front aspect window.

#### OUTSIDE

**FRONT GARDEN:** Driveway and parking with access to  
garage. Mature shrubs and ornamental slate.

**REAR GARDEN:** Easy maintenance slabbed garden with  
sheltered lean-to with decking. Shrub beds, side access  
and outside power point.



COUNCIL TAX BAND tbc

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS sq. metres (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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left just before the hospital into Fawley Road. Proceed to the roundabout and take the second exit into Long Lane and take the third right into Lime Kiln Lane and follow to the end of the road. At the 'T' junction turn right which is still Lime Kiln Lane and then take the first right into Harrier Way. Take the first right into Hayes Mead and then the second left into Hadley Field where the property will be found on the left-hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/TW/03.20

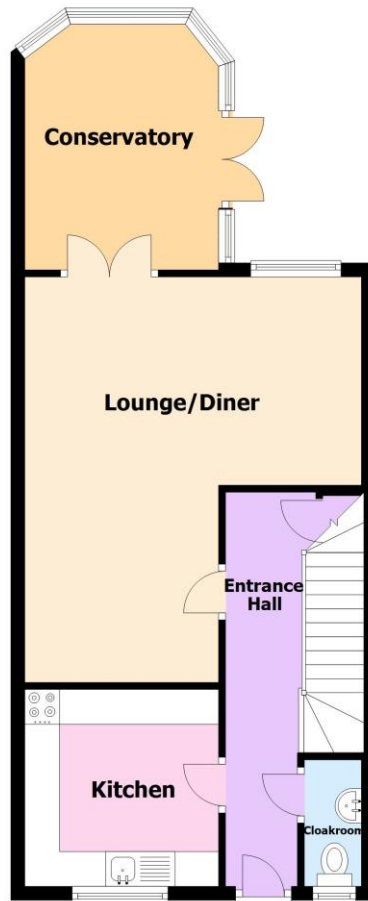






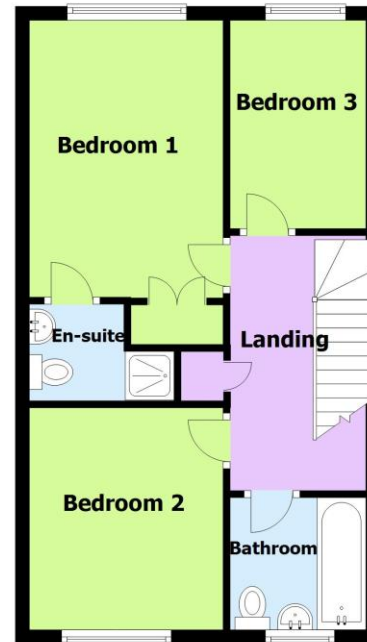
## Ground Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

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.

independent estate agents

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