



Wealdon, Chapel Lane,
Blackfield

paul jeffreys

Wealdon, Chapel Lane, Blackfield | SO45 1YX

Southampton – 14 miles, Lymington – 8 miles,
M27 – 15 miles, Hythe Village – 4 miles
(distances are approximate)

A totally unique spacious 3 bedroom
detached bungalow within a very short
walk of New Forest National Park
NO CHAIN

£575,000

Double glazed windows & doors, gas central
heating, refitted bathroom & cloakroom, recently
laid carpets, ample parking & large garage and
space for caravan/boat.

ACCOMMODATION

Entrance vestibule, cloakroom, entrance hall,
loung, dining room, kitchen/breakfast room, utility
room, 3 double bedrooms, refitted bathroom with
shower cubicle

ENTRANCE VESTIBULE UPVC front door with two
glazed side panels, tiled floor, radiator, glazed double
doors & two glazed panels leading to hallway, door to:

CLOAKROOM Refitted white suite comprising wash
hand basin with cupboard below, WC with concealed
cistern, extractor fan, tiled floor, radiator, (no window)

ENTRANCE HALL Double radiator, cloak cupboard,
hatch to loft space, stained glass wall overlooking
courtyard, UPVC double glazed sliding patio door
leading to courtyard, thermostat control.

KITCHEN c.3.75m x 3.00m to 2.37m (12'5" x 12'10"
to 7'9"). Range of dark oak effect units comprising
inset acrylic 1.5 bowl single drainer sink unit with
cupboard below, with integrated 'Siemens'
dishwasher, range of base units with cupboards &
drawers with worktops above, fully tiled walls, range
of wall cupboards, open shelving, wine rack, breakfast

bar, integrated fridge, 'Ceran' ceramic electric hob,
'Neff' electric double oven, tiled floor, front aspect
window, door to:

UTILITY ROOM c.3.00m x 1.88m (12'10" x 6'2").
Comprising inset single drainer stainless steel sink unit
with one cupboard below and space & plumbing for
automatic washing machine, integrated freezer, wall
cupboards, airing cupboard with double doors and
radiator. 'Vaillant' wall mounted gas fired boiler,
double radiator, fully tiled walls, tiled floor, front
aspect window and glazed door to covered area at
front of property.

DINING ROOM c.4.25m x 4.03m (13'11" x 13'3").
Double aspect room with two side aspect windows,
parquet flooring, double radiator, low level exposed
brickwork dividing dining room from lounge, two steps
leading down to:

LOUNGE c.6.10m x 4.25m (20' x 13'11"). Triple
aspect room with wide UPVC double glazed double
opening patio doors with two glazed side panels
leading to rear garden, gas coal effect fire with tiled
hearth & full height brick surround & chimney breast.



BEDROOM 1 c.4.33m x 4.26m (14'3" x 14'). Side aspect window and UPVC double glazed sliding patio door overlooking and leading to rear garden. Range of built in bedroom furniture including wardrobes, bedside cabinets and box cupboards above bed area, double radiator.

BEDROOM 2 c.3.76m x 3.32m (12'4" x 10'11"). Front and side aspect windows, double radiator, TV point.

BEDROOM 3 c.3.04m x 2.80m (10' x 9'2"). Radiator, built in furniture including double wardrobe and box cupboards above bed area, side aspect window.

BATHROOM Having been refitted with white suite and fully tiled walls, comprising panelled bath with mixer tap shower attachment over, large fully tiled shower cubicle with glass door and 'Aqualisa' plumbed in shower, close coupled WC, wash hand basin in vanity unit, storage cupboards, radiator, tiled floor, extractor fan, side aspect window.

OUTSIDE FRONT GARDEN: Bordered to the front boundary by brick wall with double wrought iron gates. The driveway is laid with block paving, has parking for 3/4 cars and additional space for caravan/boat. There is a large covered area between the garage and the property. **GARAGE** with power & light and electric door and personal door to covered area. There is a small storage area to the rear of the garage. There is side pedestrian access to both sides of the property to the **REAR GARDEN:** c.19m/163' in depth, featuring large paved patio extending to the large courtyard with water feature, large lawned area, mature hedging to three boundaries, trelliswork hiding greenhouse and timber shed. The outlook to the rear is most attractive.



COUNCIL TAX BAND 'E' – payable 2020/21 - £2,288.98.

EPC tbc

GROSS SQUARE MEASUREMENT 139 sq. meters (1,497 sq. feet)

TENURE The agents are advised this property is **FREEHOLD**.

NOTE Paul Jeffreys have not tested any appliances mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance 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

PMD/HC/06.20

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.



Leave Hythe via Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury to the mini roundabout. Take 2nd exit into Long Copse and through the traffic lights and pass through Blackfield centre into Hampton Lane. As the road starts to bend to the left turn right into Lea Road and immediately right into Chapel Lane and as this

becomes Kings Ride bearing round to the left, turn right (still Chapel Lane) and continue almost to the cattle grid leading out onto the New Forest and turn right along the narrow lane and the property will be found on the left hand side.

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