



2 Page Close
Holbury

paul jeffreys

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Holbury | SO45 2GA

Southampton – 18 miles, Beaulieu Heath and New Forest – just over 1/2 mile, Lepe beach – 2 miles Hythe – 4 miles. Distances are approximate

A 1996 built detached bungalow on a large plot with additional nearly half an acre mown paddock (0.458) adjoining golf course
£475,000

Gas central heating, double glazing, plastic fascias, double garage, double width gates allowing for further secure parking, landscaped garden.

ACCOMMODATION

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

ENTRANCE HALL Double radiator, thermostat, airing cupboard with factory lagged water cylinder.

LOUNGE c. 5.72m x 4.63m narrowing to 3.89m (18'9" x 15'3" narrowing to 12'10") Measurement excludes bay. Dual aspect windows. Period style fire surround with fitted coal effect gas fire, T.V. point, radiator, 2 wall lights.

KITCHEN/BREAKFAST ROOM c.3.48m x 3.33m (11'5" x 10'11") Part tiled walls, corner work top with low level cupboards and draws and acrylic one and a half single drainer sink unit, plumbing for dishwasher. Further work top with low level cupboards and draws, fitted 4 burner gas hob with extractor over and integrated fridge at one end. Range of wall cupboards, radiator, door to garden.

UTILITY ROOM Plumbing for washing machine, double wall cupboard, wall mounted 'Potterton Profile' gas boiler for central heating and hot water.

BEDROOM 1 c.5.87m x 3.00m narrowing to 2.67m (19'3" x 9'10" narrowing to 8'9") Dual aspect windows. Radiator, T.V. point, door to :

EN-SUITE SHOWER ROOM Fully tiled double shower cubicle with sliding door, pedestal hand basin with tiled splash back, mirror with shaver/ light fitting over. Low level WC suite, radiator, window and extractor fan, tiled floor.

BEDROOM 2 c.3.33m x 2.34m (10'11" x 7'8") Radiator.

BEDROOM 3 c.2.52m x 2.41m (8'3" x 7'11") Radiator.

BATHROOM Part tiled walls, panelled bath with mixer taps and shower fitment, vanity hand basin with mirror and shaver/ light fitting over, low level WC suite, radiator, extractor fan and window.

OUTSIDE Double width block pavier driveway gives access to DETACHED DOUBLE GARAGE c.5.69m x 5.11m (18'8" x 16'9") With up and over door, personal door, light and power. To the side of the garage is a hinged fence which would allow additional parking if required. The landscaped garden is a particular feature of the property lying mainly to the south and west side, the formal area of the garden being bordered by neatly manicured 6ft conifer hedge.



There is a large expanse of lawn with numerous specimen shrubs and bushes, a water feature and paved patio. Outside tap and timber garden shed. A wrought iron gate leads to: A MOWN Paddock which enjoys vehicular access from Page Close and is well fenced. The paddock extends to nearly HALF AN ACRE (0.458)

GROSS SQUARE MEASUREMENTS 90.7 sq. meters (975.8 sq. feet) approx.

COUCIL 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,

VIEWING STRICTLY BY APPOINTMENT

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

JRS/JH/6.18



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.

Ground Floor

Approx. 90.7 sq. metres (975.8 sq. feet)



Total area: approx. 90.7 sq. metres (975.8 sq. feet)



DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking a 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 at the traffic lights turn right into Rolleston Road and Page Close will be seen on the left after approx ¼ mile.

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