



Potters, Staplewood Lane,
Pooks Green

paul jeffreys

Potters, Staplewood Lane, Pooks Green | SO40 4WJ

Southampton – 7 miles, Lymington – 8 miles,
M27 – 4 miles, Marchwood village centre – 1 mile,
Hythe village – 4 miles (distances are approximate)

A spacious detached bungalow
with parking for a number of
vehicles & detached double garage

£525,000

Gas central heating, double glazing, plastic
fascias, in/out driveway.

ACCOMMODATION

Entrance hall, lounge/dining room, conservatory,
kitchen, 3 bedrooms, en-suite shower room,
bathroom

ENTRANCE HALL Cloaks cupboard, radiator, telephone
point, airing cupboard with factory lagged hot water
cylinder, broom cupboard, access to roof space.

LOUNGE/DINING ROOM c.7.37m x 4.85m narrowing to
3.05m (24'2" x 15'11" narrowing to 10'). Wood burning
stove, oak stripped flooring, radiator, 3 wall light points, TV
point, patio doors to:

CONSERVATORY c.4.80m x 3.66m (15'9" x 12'). Double
doors to garden, radiator, tiled floor, TV point.

KITCHEN c.3.05m x 4.65m (10' x 15'3"). Part tiled walls,
inset 1.5 bowl acrylic single drainer sink unit with worktops
to 3 walls, range of low level cupboards & drawers and
range of wall cupboards, space for washing machine &
dishwasher, separate plumbing, 'Rangemaster' electric
range cooker to remain, integrated fridge/freezer, floor
mounted 'Glow-Worm' gas boiler for central heating & hot
water, recessed ceiling lights, stable door to garden.

BEDROOM 1 c.3.51m x 3.35m (11'6" x 11').
Measurements include recess for bed with single wardrobe
cupboard either side, fitted dressing table, radiator, open
access to:

EN-SUITE SHOWER ROOM Fully tiled walls and floor with
plumbed in electronic shower, wash hand basin, low level
WC suite, towel radiator.

BEDROOM 2 c.4.27m x 3.51m (14' x 11'6"). Range of
wardrobe cupboards, radiator.

BEDROOM 3 c.3.25m x 3.05m (10'8" x 10'). Open fronted
wardrobe cupboard, radiator.

BATHROOM Fully tiled walls, corner bath, shower cubicle
with plumbed in shower, hand basin, low level WC, bidet,
chromium towel radiator.

OUTSIDE Double gates and large driveway allows parking
for a number of vehicles with fork across the front of the
bungalow to a second pair of gates forming an in/out
driveway. **DETACHED DOUBLE GARAGE** c.5.69m x 5.41m
(18'8" x 17'9") with roller door, light, power and hand basin.
Integral WC and 2 storage sheds, aluminium greenhouse
and large timber garden shed. The garden to the front is
mainly formed by mature shrubs & bushes with side access
leading to the well maintained rear garden with large
expanse of lawn, shrubs, trees & bushes and ornamental



fish pond, outside lights, tap and power point.

COUNCIL TAX BAND 'F' – payable 2020/21 - £2,689.37.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENT 129.7 sq. meters
(1,396.6 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

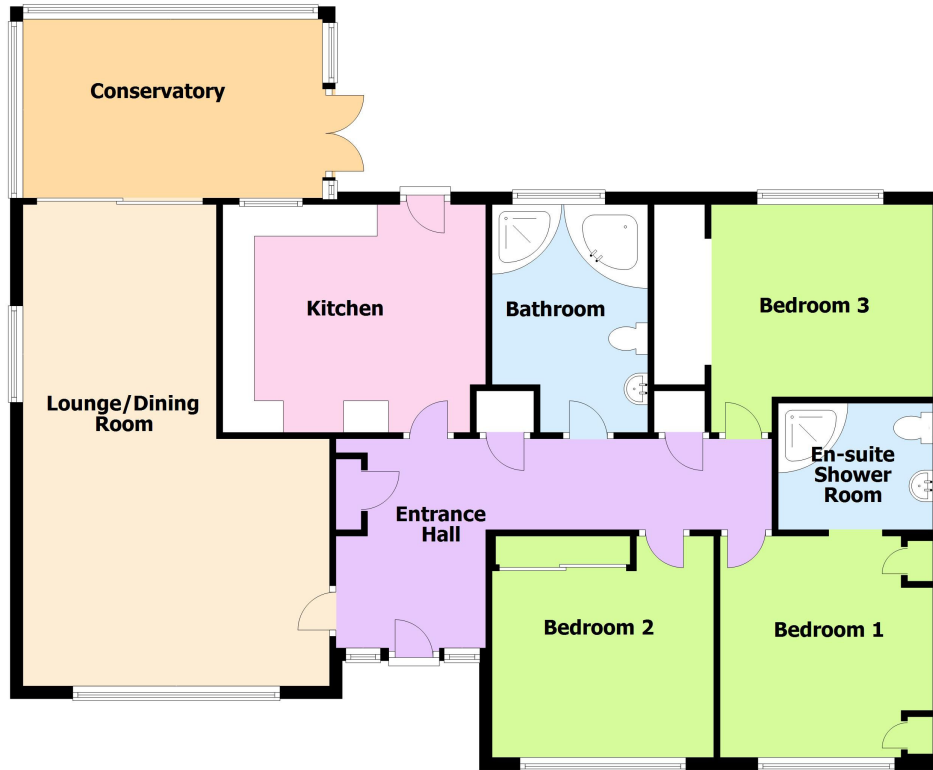
JRS/HC/07.2020



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. 129.7 sq. metres (1396.6 sq. feet)



Total area: approx. 129.7 sq. metres (1396.6 sq. feet)



Leave Hythe via Prospect Place and Jones Lane, at the end turn right into Southampton Road. Proceed for just over a mile and turn right signposted Marchwood. Just before the railway crossing turn left into Long Lane and then take 1st left into Staplewood Lane, where the property will be seen on the right hand side.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



pauljeffreys.co.uk