



5 Cherryton Gardens, Holbury SO45 2FS

paul jeffreys



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A 1980s BUILT DETACHED HOUSE
IN QUIET LOCATION, WITHIN WALKING DISTANCE OF
BEAULIEU HEATH & THE OPEN FOREST
Gas central heating, double glazing, cavity wall insulation,
breakfast/utility room, southerly rear aspect

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen,
breakfast/utility room, 3 bedrooms, bathroom

ENTRANCE HALL Radiator, cupboard beneath staircase.

CLOAKROOM Low level WC, hand basin, radiator.

LOUNGE c.4.42m x 3.53m (14'6" x 11'7"). Period style
fire surround with fitted coal effect electric fire, TV point,
radiator, double doors to:

DINING ROOM c.2.97m x 2.67m (9'9" x 8'9"). Patio
doors to garden, radiator, thermostat.

KITCHEN c.2.97m x 2.67m (9'9" x 8'9"). Part tiled walls,
inset 1.5 bowl single drainer stainless steel sink unit with
adjoining worktops to three walls, low level cupboards &
drawers and integrated refrigerator. Built in ceramic hob
with oven beneath and extractor over, range of wall
cupboards, radiator, wood laminate flooring, open access
to:

BREAKFAST/UTILITY ROOM c.4.40m x 2.44m (14'5" x 8').
Wall mounted 'Vaillant' gas boiler for central heating and
hot water system, radiator, personal door to garage, wood
laminate flooring, door to garden.

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

BEDROOM 1 c.4.04m x 3.10m (13'3" x 10'2")
measurements exclude range of wardrobe cupboards to
one wall). Radiator.

BEDROOM 2 c.3.38m x 2.84m (11'1" x 9'4"). Radiator.

BEDROOM 3 c.2.49m x 2.39 (8'2" x 7'10"). Radiator.

BATHROOM Part tiled walls, panelled bath with mixer taps
& shower fitment, plumbed in shower over, pedestal hand
basin, low level WC suite, radiator, shaver point.

OUTSIDE Driveway allows parking for one car and gives
access to ATTACHED GARAGE c.5.09m x 2.54m (16'82 x
8'4") with up and over door and electricity connected. The
garden to the front is laid to lawn with a number of shrubs,
pedestrian side access leads to the southerly facing rear
garden, which has a paved patio area, step up to lawned
area, bounded by well stocked flower and shrub beds.
Summer house to remain. Outside tap.



COUNCIL TAX BAND 'D' – payable 2020/21 - £1,872.80.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 113.2 sq. metres (1,218.9 sq. feet) approx. including garage.

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 through Holbury and turn right into Holbury Drove immediately after Boots. Take 5th turning on the right into Westcott Road, which leads into Cherryton Gardens where the property is situated on the left.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/02.20

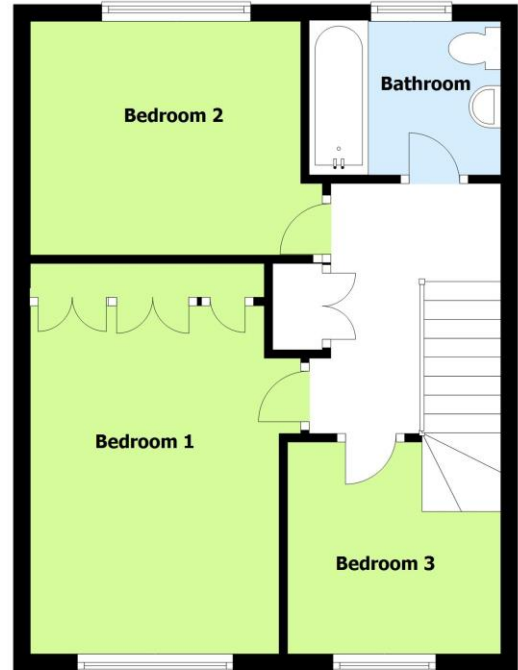




Ground Floor
Approx. 67.3 sq. metres (724.1 sq. feet)



First Floor
Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 113.2 sq. metres (1218.9 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.

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