



7 Oaklands Way
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SS

Southampton – 12 miles, Lymington – 8 miles, M27 – 10 miles, Hythe Village – 1 mile.
(distances are approximate)

A good size 4/5 bed detached family house in a popular location within catchment of Orchard & Noadswood schools with double garage and ample parking
£449,950

Gas central heating, double glazing, ample parking, double garage, open plan kitchen/dining area.



ACCOMMODATION
Entrance hall, cloakroom, lounge/diner, kitchen, study/bed 5, 4 bedrooms, en-suite and family bathroom.

ENTRANCE HALL UPVC part glazed front door, radiator, telephone point and door to:

CLOAKROOM WC, wash hand basin, radiator, coat cupboard and front aspect window.

STUDY/BEDROOM 5 c.2.77m x 2.76m (9'1" X 9'). Radiator, two front aspect windows.

LOUNGE/DINER c.8.48m x 3.78m narrowing to 2.82m (27'10" x 12'5" narrowing to 9'3"). Two radiators, gas fire with marble effect hearth and wooden surround. TV point, 2 rear aspect windows and double doors to rear garden.

KITCHEN c.3.64m x 3.16m narrowing to 2.41m (11'11" x 10'4" narrowing to 7'11"). Open plan design to dining area. Range of base units with cupboards and drawers and space for automatic washing machine and oven/hob with extractor fan over. Built-in fridge/freezer and built-in dishwasher. Sink unit,



worktops, tiled splashbacks and range of wall cupboards. 'Barlo' gas boiler, tiled flooring, front aspect window and UPVC glazed door to side of property.

LANDING Radiator, hatch to loft which is mostly boarded.

BEDROOM 1 c. 3.38m narrowing to 3.22m x 2.88m (11'10" narrowing to 10'7" x 9.5"). Built-in wardrobes, radiator, telephone point, TV point and rear aspect window. Door to

EN-SUITE WC, pedestal wash hand basin, heated towel rail, shower cubicle with shower over, light with shaver socket, part tiled walls and rear aspect window.

BEDROOM 2 c.3.58m x 2.78m (11'9" x 9'1"). Radiator and front aspect window.

BEDROOM 3 c.3.60m x 2.70m (11'10" x 8'9"). Radiator, built-in wardrobes and front aspect window.

BEDROOM 4 c.2.80m x 2.47m (9'2" x 8'11"). Radiator, built-in wardrobes and rear aspect window.



FAMILY BATHROOM WC, pedestal wash hand basin, side panelled bath with fully tiled surround with electric shower overhead. Light with shaver socket, radiator, part tiled walls and front aspect window.

OUTSIDE

FRONT GARDEN: Driveway with ample parking, and laid to lawn area with mature shrubbery.

REAR GARDEN: Patio area, mostly laid to lawn with mature shrubbery, shrub beds, garden tap and access to double garage with power and light.

COUNCIL TAX BAND 'F' – Payable 2020/21 - £2681.57.

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 110.4 sq. metres (11882 sq. feet) approx.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

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 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

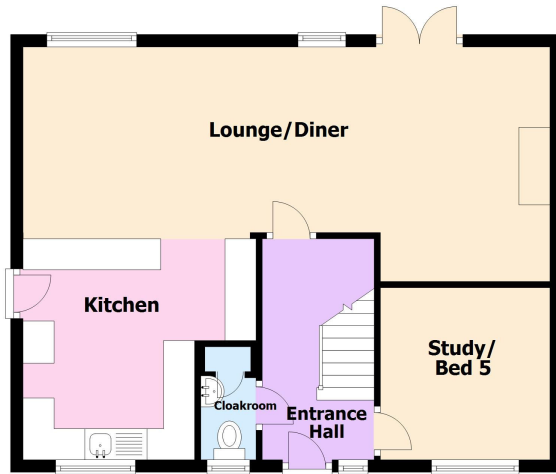
MJD/TW/11.20



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.

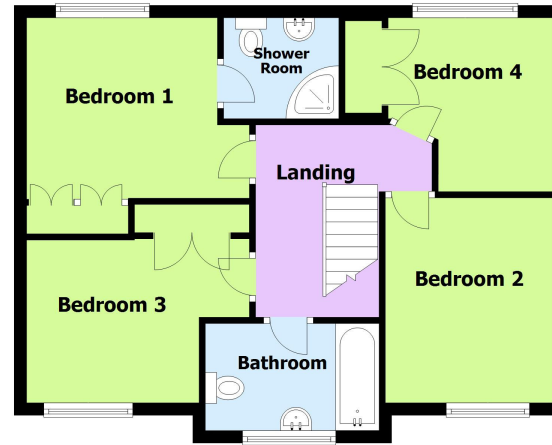
Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 110.4 sq. metres (1188.2 sq. feet)



DIRECTIONS

From our office proceed via New Road, continuing up on to Langdown Lawn and passed Hythe Hospital. On reaching the roundabout turn right on to Upper Mullins Lane. This then runs in to Challenger Way and just as the road drops down and bears to the right, turn left in to Oaklands Way and the property will be found on the right-hand side.

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