



Lomond, Exbury Road
Blackfield

paul jeffreys

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Blackfield | SO45 1XD

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

A substantial four bedroom, four reception room detached family house, scope to update being only a stones throw from the open New Forest. Parking garage and carport. No chain.

Recently installed UPVC double glazed windows and doors, plastic facias, soffits and gutters. Gas central heating. Master bedroom with dressing room and en-suite.



ACCOMMODATION

Entrance hall, cloakroom/utility, lounge, dining room, playroom, study, kitchen, four bedrooms, dressing room, en-suite, family bathroom.

ENTRANCE HALL UPVC part glazed front door with two glazed side panels. Understairs storage cupboard, double radiator, telephone point.

LOUNGE c.6.94m x 3.61m (22'9" x 11'10"). Two double radiators, T.V. point, front aspect window, UPVC sliding patio door to rear garden. Glazed double doors to

DINING ROOM c. 4.20m x 2.69m (13'10" x 8'10"). Double radiator, rear aspect window, door to

STUDY c 2.69m x 2.35m (8'10" x 7'8") Double radiator, telephone point, front aspect window.

PLAYROOM c 3.22m x 3.00m (10'7" x 9'10") Radiator, front aspect window.

KITCHEN c 3.64m x 3.00m (11' 11" x 9'10") comprising inset white enamel single drainer sink unit with one cupboard below and space and plumbing for dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splash backs with concealed lighting over. Range of wall cupboards (Two glass fronted display cupboards) Plate rack, integrated fridge and freezer

'Leisure', range cooker with 5 bar burner gas hob with plate warmer, two ovens and grill. Rear aspect window, half glazed door to carport, door to hall.

UTILITY/CLOAKROOM comprising WC, wash hand basin with tiled splashback, plumbing for automatic washing machine, 'Myson' floor mounted gas fired boiler, tiled floor, rear aspect window.

LANDING Hatch to boarded out loft space, airing cupboard with lagged tank and immersion, front aspect window.

BEDROOM 1 c 3.94m x 3.66 (12'11" x 12') Two built in double wardrobes with box cupboards above. Double radiator, rear aspect window, square arch to

DRESSING ROOM C 2.75 X 2.31M (9' X 7'7") Double radiator, front aspect window, telephone point, door to

EN-SUITE Comprising panelled bath with mixer taps and shower attachment over. Pedestal wash hand basin, close coupled WC, fully tiled walls, double radiator, rear aspect window.

BEDROOM 2 c 3.17m x 3.08m (10'5" x 10'1") Built in double wardrobe, double radiator, front aspect window.

BEDROOM 3 3.12m x 2.77m (10'3" x 9'1") Built in double wardrobe, radiator, rear aspect window.

BEDROOM 4 c 3.65m x 2.36m (11'11" x 7'9"). Built in wardrobe, recessed shelving, radiator, front aspect window.

BATHROOM Comprising panelled bath with mixer tap, shower attachment and shower screen, close coupled WC, pedestal wash hand basin, radiator, rear aspect window.

OUTSIDE:

FRONT GARDEN: Mature hedging to front boundary, lawned area, shingle drive with parking for three/four cars leading to

GARAGE with power and light and pedestrian door leading to carport that adjoins the side of the property. Access through to the

REAR GARDEN: approximately 19m in width by an average 12.20m in depth (63' x 34'). Rear garden is predominantly laid to lawn with large paved area with mature bushes, shrubs, trees along the rear boundary. There is also side pedestrian access to the opposite side of the property to the front garden.

COUNCIL TAX BAND 'F' – payable 2020/21 - £2,705.16.

EPC RATING 'E'

GROSS SQUARE MEASUREMENTS 151.5 sq. metres (1,631 sq. feet) approx..

TENURE: 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.

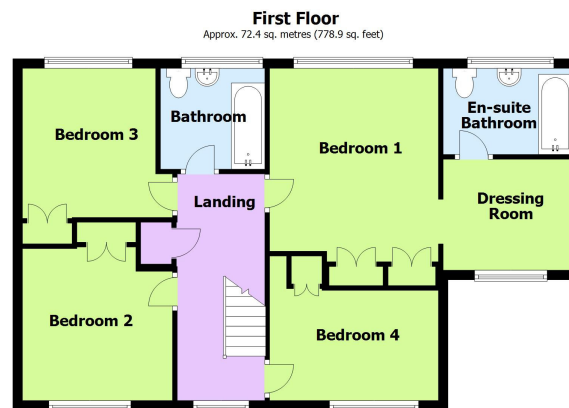
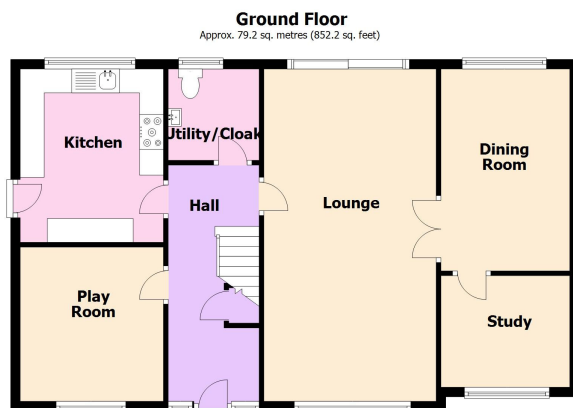
VIEWING STRICTLY BY APPOINTMENT

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



PMD/BH/11.2020

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.



Total area: approx. 151.5 sq. metres (1631.0 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn forking left before the hospital into Fawley Road. On reaching the Hardley Roundabout take the second exit into Long Lane and pass through Holbury to the mini roundabout taking the second exit to Blackfield and pass through the traffic lights. After reaching the centre of Blackfield turn right into Exbury Road and the property will be found approximately three quarters of the way along on the left-hand side, not far from the cattle grid.

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