



Tanglewood, Larch Avenue
Holbury

paul jeffreys

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Holbury | SO45 2PB

Southampton – 16 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 3 miles.
(Distances are approximate)

A substantially extended 4 bedroom detached family house with large self-contained annex and ample parking

£595,000

UPVC double glazed windows and doors, gas central heating, refitted bathrooms and kitchen, good sized rear garden, parking for five vehicles.

Bamboo wood flooring to majority of rooms. 2 en-suites.



ACCOMMODATION
Entrance hall, cloakroom, lounge, superb open plan kitchen/dining/family room, utility room, 4 bedrooms, 2 en-suites, family bathroom, self-contained 1 bedroom annex

ENTRANCE HALL Glazed UPVC front door, bamboo wood flooring, open tread staircase with open storage below. Radiator, storage cupboard and door to annex.

CLOAKROOM Comprising WC, bowl type wash hand basin with tiled splashback, recess for shower cubicle, extractor fan and chrome heated towel rail.

LOUNGE c.6.60m x 4.02m (21'7" x 13'2"). Bamboo wood flooring, rear aspect window and glazed double doors with glazed side panels to rear garden. TV point and double radiator.

KITCHEN/DINING/FAMILY ROOM
DINING/FAMILY AREA c.4.68m x 3.61m (15'4" x 11'10"). Front aspect window, radiator, TV point, storage cupboard, central breakfast bar and open access to:
KITCHEN AREA c 5.93m x 2.85m (19'5" x 9'4"). Fitted with range of grey gloss units comprising white enamelled 1.5 bowl single drainer sink unit with cupboards below and integrated dish washer. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Large integrated fridge and freezer, range of wall cupboards, 'Bosch' electric double oven, 'Bosch' gas



stainless steel five-burner gas hob with extractor hood over with cupboards below, wine cooler, large roof light, front aspect window and door to:

UTILITY ROOM c.4.00m x 1.60m (13'1" x 5'3"). Comprising inset single drainer stainless-steel sink unit with cupboard below. Adjoining long worktop with space and plumbing for automatic washing machine, space for tumble dryer and further appliance. Tiled splashbacks, range of wall cupboards and space for a fridge/freezer. Extractor fan, radiator and stable door to rear garden.

LANDING Front aspect window and hatch to loft space housing gas fired combination boiler.

BEDROOM 1 c 4.50m x 3.74m (14'9" x 12'3"). Radiator, TV point and rear and side aspect windows. Door to:

EN-SUITE White suite comprising corner bath with mixer tap shower attachment over. WC, glass bowl wash hand basin, heated towel rail and extractor fan.

BEDROOM 2 c 4.18m x 3.37m (13'8" x 11'1" max). Radiator, front aspect window and door to:

EN-SUITE Comprising fully tiled shower cubicle with 'Mira' shower, close coupled WC, corner wash hand basin with cupboard below, extractor fan, heated towel rail and side aspect window.



BEDROOM 3 c.3.64m x 3.07m (11'11" x 10'11"). Radiator and rear and side aspect windows.

BEDROOM 4 c.3.82m x 3.74m (12'6" x 12'3"). Radiator and front aspect window.

BATHROOM White suite comprising panelled shower bath with plumbed in shower and shower screen, wash hand basin, close coupled WC, extractor fan, heated towel rail and rear aspect window.

GROUND FLOOR ANNEX

HALL/DINING AREA c. 3.29m x 3.05m (10'9" x 10'). Front door to side of property, storage cupboard, door to main house, door to bedroom and open plan to kitchen area and lounge area.

KITCHEN AREA c.2.10m x 2.04m (6'11" x 6'8"). Inset stainless steel single drainer sink unit with cupboard below, integrated dishwasher, electric ceramic hob with electric oven with extractor hood. Natural wood worktops, range of wall cupboards, tiled splashbacks, space for fridge and freezer.

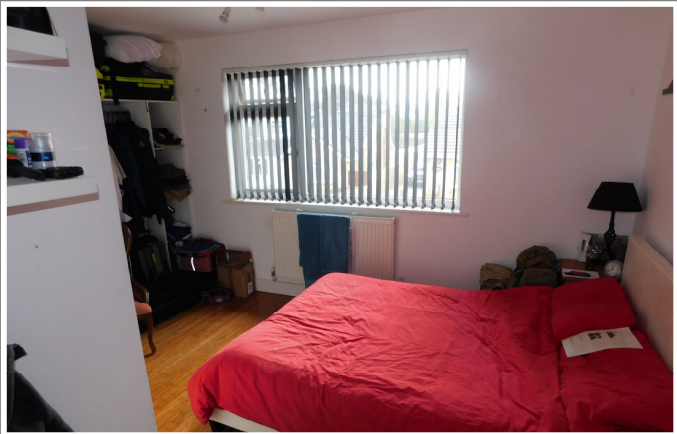
LOUNGE c.3.00m x 2.51m (9'10" x 8'3"). Side aspect window and glazed double doors leading to rear garden. Door to:

WET ROOM Comprising part tiled shower area with 'Mira' shower, wash hand basin, close coupled WC, extractor fan, chrome heated towel rail, 'Velux' window and rear aspect window and cupboard housing plumbing for automatic washing machine.

BEDROOM c.4.19m x 3.48m (13'9" x 11'5"). Radiator, built-in cupboard, large front aspect window and side aspect window.

OUTSIDE:

FRONT GARDEN: Which is completely paved/concreted with parking for approximately five vehicles side by side. Side pedestrian access via a gate to:



REAR GARDEN: Of good size with an approximate depth of 21.34m (70'). Large full width patio, large lawned area and two sheds.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2405.43

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 218.1sq. metres (2347.2 sq. feet) approx.

TENURE FREEHOLD

NOTE: Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and

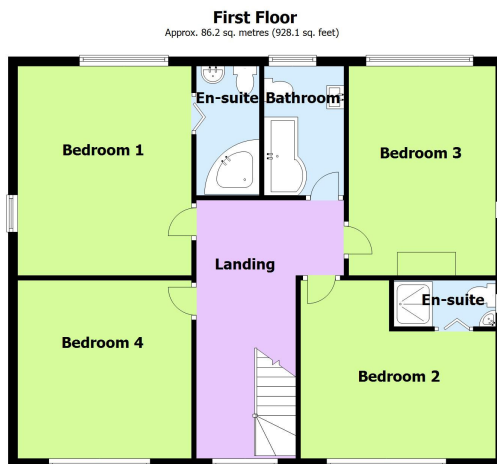
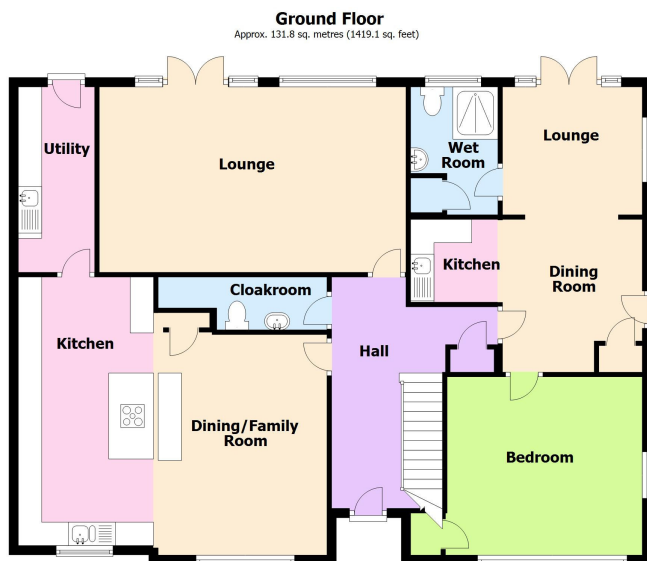
services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

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

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. 218.1 sq. metres (2347.2 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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