



Madison House, The Square
Fawley

paul jeffreys

Madison House, The Square, Fawley | SO45 1DF

M27 – 15 miles, New Forest 2 miles, Hythe Village – 5 miles.

(Distances are approximate)

An attractive spacious 4 bedroom
detached family house in courtyard
setting within Fawley Village
NO CHAIN

£445,000

Double glazed windows and doors, gas central heating, smooth plastered ceilings, large kitchen/dining room, utility room, tucked away courtyard situation.

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/diner, utility room, 4 bedrooms, en-suite shower, family bathroom

ENTRANCE HALL Part glazed front door, double radiator, staircase with cupboard below.

CLOAKROOM White suite comprising close coupled WC, pedestal wash hand basin with tiled splashback, radiator, tiled floor, extractor fan and front aspect window.

LOUNGE c.5.95m x 3.66m (19'6" x 12'). Two radiators, TV point, sandstone effect fire surround with electric fire and front aspect window.

KITCHEN/DINING ROOM c 5.95m x 3.76m (19' 6" x 12'4"). Range of mid-oak units comprising inset stainless steel single drainer sink unit with cupboards below. Integrated 'Beko' dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks with concealed lighting over. Range of wall cupboards including glass display cupboards. Integrated fridge. 'Stoves' stainless steel electric double oven with cupboards above and below. 'Stoves' ceramic hob with stainless steel extractor hood over. Tiled floor, double radiator, TV point, rear aspect window and glazed double doors with glazed side panels leading to rear garden. Door to: freezer, 'Leisure', range cooker with 5 bar burner gas hob with plate warmer, two ovens and grill. Rear aspect window, half glazed door to car port, door to hall.

UTILITY ROOM c.2.92m x 2.00m (9'7" x 6'7"). Comprising inset stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine and further space and plumbing for appliance. Tiled splashbacks, space for a fridge/freezer, tiled floor and radiator. 'Ideal' boiler, extractor fan, half glazed door to rear garden and door to garage.

LANDING Side aspect window, radiator and airing cupboard with radiator.

BEDROOM 1 c 3.66m x 3.37m (12' x 11'). (Min measurements as exclude entrance area and wardrobe etc). Built-in double wardrobe, radiator, TV and telephone points, front aspect window and door to:

EN-SUITE White suite comprising shower cubicle with plumbed-in shower, pedestal wash hand basin, close coupled WC, shaver socket, fully tiled walls and extractor fan.

BEDROOM 2 c 3.74m x 3.35m (12'3" x 10'11"). Built-in double wardrobe, radiator, TV point and rear aspect window.

BEDROOM 3 c 4.76m x 2.90m (15'7" x 9'5"). Double radiator, TV point, access to eaves storage, front aspect window and rear aspect Velux window.



BEDROOM 4 c. 3.74m x 2.45m (12'3" x 8'). Radiator, TV point, hatch to loft space and rear aspect window.

BATHROOM White suite with fully tiled walls comprising panelled bath with mixer tap shower attachment. WC, pedestal wash hand basin, shaver socket, tiled floor, extractor fan and front aspect window.

OUTSIDE:

FRONT GARDEN: The property is approached via a block paved courtyard with adjoining properties. To the immediate front of the garage there is a parking space with further potential parking space immediately in front of the property,

GARAGE: With power and light with door to utility room.

Shared side pedestrian access with gate leading through to the REAR GARDEN: Measuring approximately 15m/50' in depth, being fully fenced. Paved patio, outside tap, lawned area and shingle area to one rear corner of the garden. There is a narrow storage area to the opposite side of the property.

COUNCIL TAX BAND 'D' – payable 2021/22 - £1,968.08

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 150.7sq. metres (1622.5 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.

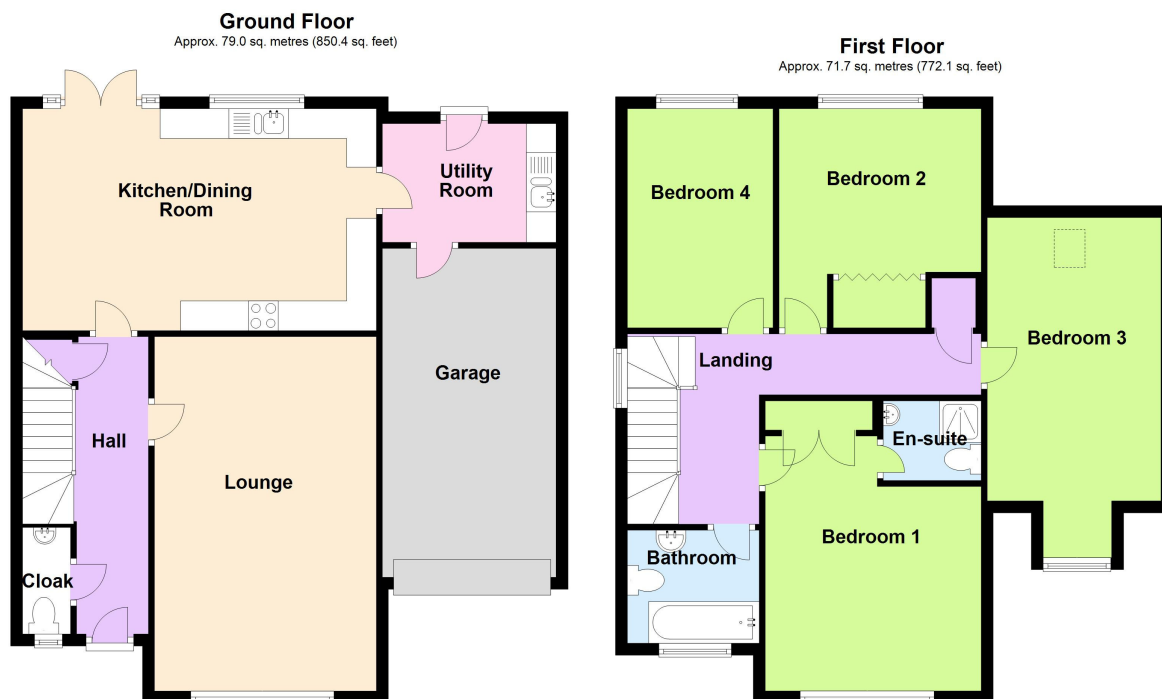
VIEWING STRICTLY BY APPOINTMENT

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

PMD/TW/09.21



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.



DIRECTIONS: Leave Hythe via New Road and continue on to Langdown Lawn. Before the Hospital fork left in to Fawley Road and continue to the Hardley roundabout. Proceed across in to Long Lane and continue to the mini roundabout forking left, signposted Fawley and Calshot. After approximately half a mile turn second left which takes you in to the middle of Fawley and The Square and Madison House will be found on the left-hand side, set back from the road in a courtyard.

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