



12 Walkers Lane South,
Blackfield

paul jeffreys

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Blackfield | SO45 1YN

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

A good sized 4 bedroom chalet in popular location, with large attractive gardens and ample parking

£479,950

Double glazing, gas central heating, ample parking, large attractive garden, short drive of Lepe Country Park and open forest

ACCOMMODATION

Entrance hall, lounge/diner, conservatory, kitchen, shower room, 4 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, radiator, understairs cupboard, storage cupboard, door to:

LOUNGE/DINER c.7.34m x 3.66m narrowing to 3.28m (24'1" x 12' narrowing to 10'9"). Two radiators, TV point, fireplace, front aspect window, sliding patio doors to:

CONSERVATORY c.4.98m x 3.13m (16'4" x 10'3"). UPVC part brick construction with pitched roof, radiator, French doors to rear.

KITCHEN c.3.43m x 3.35m (11'3" x 11'). Range of base units with cupboards and drawers, space for automatic washing machine and dishwasher, built in oven and gas hob with extractor fan over, built in fridge/freezer, double sink unit, worktops, tiled splashbacks, range of wall cupboards, cupboard housing 'Worcester' combination boiler, telephone point, recessed downlighters, door to rear.

BEDROOM 2 c.3.66m x 3.23m (12' x 10'7"). Radiator, front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, corner shower cubicle with plumbed in shower over with glass sliding door, fully tiled walls, rear aspect window.

LANDING Velux window, door to:

BEDROOM 1 c.3.68m x 3.45m narrowing to 2.74m (12'1" x 11'4" narrowing to 9' not incl. wardrobes). Built in wardrobes with sliding doors, radiator, eaves storage, rear aspect window.

BEDROOM 3 c.2.64m x 2.34m narrowing to 1.96m (8'8" x 7'8" narrowing to 6'5"). Radiator, eaves storage, front aspect window.

BEDROOM 4 c.2.77m x 2.34m (9'1" x 7'8"). Radiator, telephone point, eaves storage, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer tap shower fitment with partly tiled surround, extractor fan, radiator, side aspect window.



OUTSIDE

FRONT GARDEN: Two gated entrances with ample parking, mature hedge, gated access to rear.

REAR GARDEN: Gated side access leading to GARAGE with power and light, garden tap, mainly laid to lawn with mature hedges and shrubbery, pond, fruit trees, two garden sheds, lean-to storage space to rear, potential for vegetable patch at end of garden.

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

EPC RATING D

GROSS SQUARE MEASUREMENTS 119.4 sq. metres (1,285.4 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

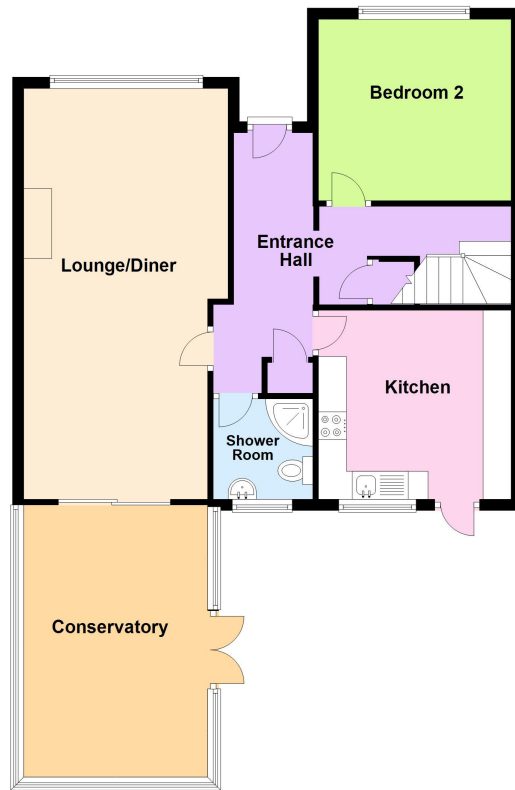
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/10.21

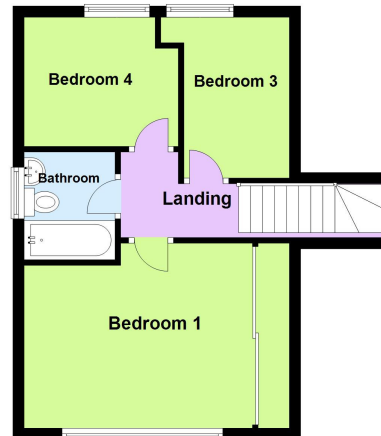


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Ground Floor
Approx. 83.1 sq. metres (894.2 sq. feet)



First Floor
Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 119.4 sq. metres (1285.4 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn and before the Hospital fork left into Fawley Road continuing to the Hardley roundabout. Take 2nd exit into Long Lane and continue to the mini roundabout taking 2nd exit into Long Copse and continue through the traffic lights to Blackfield. Follow this road for about 1 mile turning left into Thornbury Avenue and at the end of the T the property will be found directly in front in Walkers Lane South, indicated by our For Sale board.

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