



Meadow Way, Alpine Road  
Woodlands

MEADOW WAY  
PARKING ONLY  
PRIVATE  
STREET

paul jeffreys



# Meadow Way, Alpine Road, Woodlands | SO40 7AN

Southampton – 6 miles, Lymington – 12 miles,  
M27 – 4 miles

(Distances are approximate)

A much improved and modernised  
detached 3 bedroom chalet  
overlooking open fields and within a  
very short walk of the New Forest  
National Park

£695,000

UPVC double glazed windows and doors, gas  
central heating, superb 140'/42.69m south-facing  
rear garden, timber studio/summer house, ample  
off-road parking and detached garage.



## ACCOMMODATION

Entrance porch, entrance hall, lounge, dining/kitchen,  
kitchen, conservatory, 3 bedrooms, bathroom, shower room

**ENTRANCE PORCH** With composite front door, side aspect  
window, tiled floor, front door leading to:

**ENTRANCE HALL** Double radiator, stairs.

**LOUNGE** c.4.02m x 3.94m (13'2" (excl. wide bay) x  
12'11"). Wood burner set in fireplace, double radiator, wide  
walk-in rear aspect bay window with glazed double doors  
leading to rear garden.

**DINING/KITCHEN** c.4.00m x 3.41m (13'1" x 11'2").  
Comprising ceramic Butler sink, black granite worktops with  
range of base units with cupboards & drawers below and  
tiled splashbacks, wall cupboards with plate rack, 'Bosch'  
slimline dishwasher, Aga, two rear aspect windows and part  
glazed door leading to conservatory, doorway to:

**KITCHEN** c.3.15m x 2.06m (10'4" x 6'9"). Having been  
refitted with range of attractive units comprising inset  
ceramic 1.5 bowl single drainer sink unit with cupboards  
below and integrated 'Bosch' washing machine, base units  
with cupboards & drawers with black granite worktops  
above and tiled splashbacks, large corner larder type  
cupboard, pull-out racked storage unit, 'Bosch' gas hob with  
'Bosch' double oven with 'Bosh' microwave over, cupboard

below and two above and two drawer units below,  
integrated fridge/freezer, stripped wood flooring, two side  
aspect windows, half glazed door to side of property.

**CONSERVATORY** c.3.04m x 2.85m (9'11" x 9'4"). Of part  
brick cavity wall construction with UPVC double glazed units.  
Roof blinds, ceramic tiled floor, glazed door to rear garden.

**BEDROOM 2** c.3.43m x 3.28m (11'3" x 10'9"). Airing  
cupboard with 'Potterton' gas fired boiler, radiator, front  
aspect window.

**BEDROOM 3** c.3.28m x 2.13m (10'9" x 6'11" min. excl.  
small recess). Radiator, recess for cupboard, front aspect  
window.

**SHOWER ROOM** White suite comprising fully tiled shower  
cubicle with plumbed in 'Aqualisa' shower, WC, wash hand  
basin, part tiled walls, extractor fan, radiator, understairs  
cupboard, side aspect window.

**LANDING** Side 'Velux' window, large double airing  
cupboard.

**BEDROOM 1** c.5.13m x 3.88m (16'10" x 12'9"). Radiator,  
access to eaves storage, rear aspect window.

**BATHROOM** White suite comprising roll top bath, pedestal  
wash hand basin, close coupled WC, radiator, extractor fan,

side aspect 'Velux' window, front aspect window.

#### OUTSIDE:

**FRONT GARDEN:** Bordered to the front boundary by picket fencing, very well stocked with flowers, shrubs and bushes, driveway with parking for 2/3 vehicles leading through double wooden gates to **GARAGE** of brick construction onto tiled pitched roof with roof storage, power & light and side aspect window. Access from the drive to the **REAR GARDEN:** A superb feature of the property measuring c.42.69m x 11.59m (140' x 38') and being extremely well stocked with flowers, shrubs, bushes and trees. Circular gravel flower bed, patio area, further sitting area, brick workshop attached to the garage. Timber studio/summer house under pitched tiled roof with power & light. Wood store, large well stocked flower bed, large vegetable plot. To the rear area of the garden there is a lawned area with various fruit trees, large greenhouse and timber sheds. The rear garden has a near southerly aspect.

COUNCIL TAX BAND 'D' – payable 2021/22 - £1,878.31.

EPC RATING E

GROSS SQUARE MEASUREMENTS 123.3 sq. metres  
(1,326.8 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

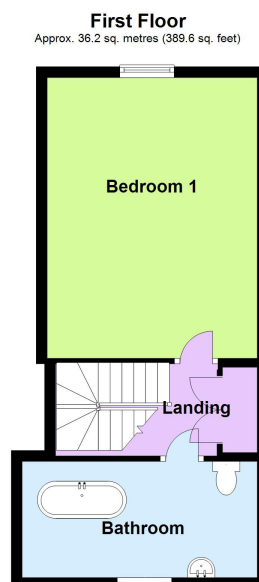
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/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.





Total area: approx. 123.3 sq. metres (1326.8 sq. feet)



**DIRECTIONS:** From our office in Hythe proceed via the A326 and after the bridge, fork left signposted Lyndhurst. On reaching the roundabout take 2<sup>nd</sup> exit and proceed through Ashurst and after going over the railway bridge turn immediately right into Woodlands Road. Proceed for approx. 1 mile and on reaching the red telephone box on the left hand side turn right into Alpine Road. Follow this road round to the right and the property will be found on the right hand side.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

**[pauljeffreys.co.uk](http://pauljeffreys.co.uk)**

