



Depedene, Southampton Road
Hythe

paul jeffreys

Depedene, Southampton Road Hythe | SO45 5TA

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village/Marina/Water front – 1 mile.
(Distances are approximate)

A character detached 3-bedroom bungalow set on very attractive 1/3-acre plot, superb uninterrupted views over surrounding countryside together with view of Southampton Water
£875,000

Gas central heating, double glazed windows (majority of windows), high ceilings, basement, wood burner, ample parking with detached double garage, brick-built store, superb grounds, secluded tucked away position.



ACCOMMODATION
Entrance vestibule, dining hall, lounge, conservatory, kitchen/breakfast room, 3 bedrooms, ensuite shower room, family bathroom

ENTRANCE VESTIBULE Half glazed front door, 2 side aspect windows, further half glazed double doors with glazed side panels to either side. Radiator and telephone point. To:

DINING/HALL c.5.64m x 4.12m (18'6" x 13'6"). High level rear aspect window, two radiators, open briquet fireplace with briquet hearth and doors leading to inner hall, bedroom 1, kitchen and to:

LOUNGE (note: room is 'T' shaped) c.5.68m x 7.47m (18'7" x 24'6"). The width c.5.68m (18'7") narrows to 2.77m (9'1"). Wood burner with tiled hearth with hearth seats. Three radiators, front aspect window with superb view over surrounding countryside. Small side aspect window. To the side aspect there are glazed double doors with windows to either side leading to the driveway and side area of garden. Part glazed door leading to:

SUN LOUNGE c.6.26m x 2.44m (20'6" x 8'). Of UPVC fully glazed construction with glass roof, window and roof blinds, radiator and sliding patio door leading to side of property.

KITCHEN/BREAKFAST ROOM c.5.58m x 3.50m (18' 3" x 11'5"). (Maximum measurements). Range of cream-coloured units comprising stainless steel single drainer sink unit with cupboards and drawers below with space and plumbing for dishwasher and space for fridge/freezer. Range of base units with cupboards and drawers with worktops above. Range of wall cupboards. 'Neff' electric ceramic hob, 'Neff' electric double oven with cupboards



above and below together with built-in 'Neff' microwave. Quarry tiled floor, recess with space and plumbing for automatic washing machine and 'Worcester Green Star' gas fired boiler. Airing cupboard with lagged tank with cupboard above. Radiator, hatch to loft space, rear aspect window and small side aspect window. UPVC double glazed doors leading to decked area to side of property with views of Southampton Water. Recessed downlighters and part glazed door to:

LOBBY Quarry tiled floor, half glazed stable door to rear of property and half glazed door giving access to the staircase leading down to the basement.

BEDROOM 1 c.4.80m x 4.26m (15'9" x 14'). Front aspect window with superb views over surrounding countryside, small side aspect window, double radiator and walk-in cupboard. Door to:

EN-SUITE White suite comprising WC, wash hand basin with tiled splash back, shower cubicle with plumbed in shower, extractor fan, radiator and side aspect window.

INNER HALL Shallow storage cupboard and radiator.

BEDROOM 2 c.3.73m x 3.00m (12'3" x 9'10"). Radiator, rear aspect window and original window overlooking sun lounge.

BEDROOM 3 c.3.73m x 2.18m (12'3" x 7'1"). Radiator, side aspect original window overlooking conservatory and built-in wardrobe.



BATHROOM White suite comprising panelled bath with mixer tap shower attachment over, walk-in shower with plumbed-in shower, pedestal wash hand basin, close coupled WC, bidet, chrome heated towel rail, radiator, spot lights and two rear aspect windows.

BASEMENT
Hallway with two built-in cupboards and shower cubicle.

CLOAKROOM With WC with Sani flow system, wash hand basin and low level side aspect window.

OFFICE c.5.49m x 4.06m (18' x 13'4"). Front and side aspect low level windows and radiator.

OUTSIDE:
Long track leading from Southampton Road to the property. This track is in the ownership of Depedene but three other properties have right of access on it. The gravel drive sweeps across the front of the property and around to the far side, leading to the detached DOUBLE GARAGE with electric door with power and light with adjoining outside WC and STORE. To the opposite side of the property to the left-hand side of the drive, there is an extensive well kept lawned area with mature trees and shrubs whilst on the right-hand side of the drive, there is a vast array of mature trees, shrubs and bushes. To the other side of the property there is a good sized lawned area with shrubs and bushes. To the rear of the property there is an extremely large patio area which also give vehicle access around the rear of the property giving access back on to the track via another access. There is a large brick-built STORE with power and light with double doors and a double car port. The front door is accessed by attractive stone steps leading from the gravel drive. The view from the front of the property looks out across very attractive surrounding countryside. There is a spiral steel staircase leading up to a balcony to the east side of the property which affords fantastic views over the surrounding countryside and also of Southampton Water, with Southampton beyond.

COUNCIL TAX BAND 'G' – payable 2021/22 - £3,238.00

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 194.6 sq. metres (2094.9 sq. feet) approx.

TENURE FREEHOLD



way of a septic tank which would need to be emptied approximately once a year depending on usage. There is a further area of garden being laid to lawn with mature trees to the West side of the property and this area is leased from the Parish Council for £1.00 per year. We understand from the vendors that this licence is transferrable to the new owners.

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.



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| OPEN | Weekdays | 9.00am – 5.00pm |
| | Saturday | 9.00am – 4.00pm |
| | Sunday | 10.00am – 3.00pm |

PMD/TW/3.22

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. 194.6 sq. metres (2094.9 sq. feet)



DIRECTIONS: From Hythe leave via Jones Lane, turning right on to Southampton Road. After passing Mountfield on the left-hand side immediately turn left along the track and go almost to the end where Depedene will be found on the right-hand side.

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