



Parchmore House, Butts Ash Lane,
Hythe

paul jeffreys

Parchmore House, Butts Ash Lane, Hythe | SO45 3QY

Southampton – 14 miles, Lymington – 10 miles, M27
– 14 miles, Hythe Village – 1 mile.
(distances are approximate)

A modern spacious 4/5 bedroom
detached house with double garage
on good sized plot, situated in tucked
away position

£675,000

UPVC double glazed windows, gas central
heating, smooth plastered ceilings throughout,
bedroom 5/study, 2 en suites and replacement
natural wood effect internal doors throughout.



ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room,
kitchen/breakfast room, utility room, study/bedroom 5,
4 double bedrooms, 2 en-suite shower rooms,
family bathroom with shower

ENTRANCE HALL Part glazed front door, staircase with
cupboard below, telephone point, thermostat control,
radiator.

CLOAKROOM White suite comprising close coupled WC,
wash hand basin with cupboard below, chrome heated
towel rail, front aspect window.

LOUNGE c.5.27m x 3.44m (17'3" x 11'3"). Two front
aspect windows, two double radiators, TV & telephone
points, open fireplace with gas coal effect fire with
sandstone surround, hearth and mantel. Part glazed door
to hall and part glazed double doors leading to:

DINING ROOM c.3.44m x 3.20m (11'3" x 10'5"). Radiator,
glazed double doors to rear garden, part glazed door
leading to:

KITCHEN/BREAKFAST ROOM c.6.19m x 3.17m (20'3" x
10'4"). Comprising acrylic 1.5 bowl single drainer sink unit
with cupboards below, adjoining worktop with space &
plumbing for dishwasher, range of base units with
cupboards & drawers with worktops above and tiled

splashbacks. Range of wall cupboards including two glass
fronted display cupboards, 'Neff' stainless steel gas hob with
stainless steel extractor hood over, 'Neff' electric double
oven with cupboards above & below, space for two
fridge/freezers and space for breakfast table. TV &
telephone points, radiator, recessed downlighters &
spotlights, glazed double doors leading to rear garden and
two rear aspect windows, part glazed door to hall and part
glazed door to:

UTILITY ROOM c.3.20m x 1.61m (10'6" x 5'3") comprising
inset stainless steel single drainer sink unit with cupboards
below, adjoining worktop with space and plumbing for
washing machine and space for tumble dryer. Base Units
with cupboards and drawers, tiled splashbacks, extractor
fan, radiator, part glazed door to rear garden, door leading
to garage.

LANDING Radiator, hatch to loft space with electric light
and drop down ladder.

BEDROOM 1 c.4.72m x 3.43m (15'6" x 11'3") Two large
built in double wardrobes, two radiators, TV & telephone
points, two front aspect windows, door to:

EN-SUITE Having been refitted with fully tiled walls
comprising shower cubicle with two shower heads, WC with
concealed cistern, wash hand basin and vanity unit, chrome
heated towel rail, recessed downlighters, extractor fan, front

aspect windows.

BEDROOM 2 c.4.23m x 3.52m (13'10" x 11'6" including wardrobes) Two built in double wardrobes, radiator, TV & Telephone points, three rear aspect windows, door to:

EN-SUITE Having been refitted with fully tiled walls comprising fully tiled corner shower cubicle with plumbed in shower with two shower heads. Wash hand basin, WC, chrome heated towel rail, recessed downlighters, Bluetooth mirror, extractor fan, rear aspect window.

BEDROOM 3 c.3.69m x 2.88m (12'1" x 9'5") Built in double wardrobe, radiator, TV & Telephone point, two front aspect windows.

BEDROOM 4 c.3.16m x 2.82m (10'4" x 9'3") Built in wardrobes with adjoining box cupboards, radiator, TV point, two rear aspect windows.

BEDROOM 5/STUDY c.2.65m x 2.47m (8'8" x 8'1") Range of built in office furniture including desk and cupboard units and shelving. Telephone point, radiator, built in cupboard, two front aspect windows.

BATHROOM Fully tiled walls, comprising panelled bath, wash hand basin, close coupled WC, corner fully tiled shower cubicle with shower, recessed downlighters, chrome heated towel rail, radiator, rear aspect window.

OUTSIDE:

FRONT GARDEN: The property is approached by a long tarmacadam drive with narrow well stocked shrub bed to the left hand side. Note: the driveway is shared with two other adjoining properties. To the immediate front of the property there is parking for three vehicles and a block paved area in front of the lounge window. Side pedestrian access via wooden gate, to:

REAR GARDEN: of good size with full width paved patio which extends along one side boundary to the corner of the garden giving another patio area. Large lawned area, mature hedging, flower beds with bushes and shrubs. Outside tap and power point. There is storage area to the



COUNCIL TAX BAND 'F' payable 2022/23 - £2906.27.

EPC RATING C

GROSS SQUARE MEASUREMENTS 154 sq. metres (1657 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 – 5.00pm
	Saturday 9.00am – 4.00pm
	Sunday 10.00am – 3.00pm

PMD/HC/03.22

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.



DIRECTIONS: Leave the centre of Hythe via New Road continuing onto Langdown Lawn. After passing the Tesco's on the left hand side, fork left into Fawley Road and continue to top of the hill, turning right into Butts Ash Lane. Continue past the turning on the right hand side into Challoner Crescent and the property will be found approximately 500 yds on the right hand side situated at the end of a long drive and is therefore not particularly visible from the road.

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