



7 Whyte Close, Holbury SO45 2FT

£399,950

paul jeffreys



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AN EXTENDED & IMPROVED 4 BED DETACHED HOUSE
IN QUIET POSITION, FRONTING ONTO OPEN WOODLAND & BEING A
STONE'S THROW FROM THE NEW FOREST NATIONAL PARK
Gas central heating, UPVC double glazed windows & doors

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/dining room, utility
room, 4 bedrooms, refitted bathroom.

ENTRANCE HALL Part glazed front door, oak flooring, radiator,
stairs with understairs cupboard.

CLOAKROOM White suite comprising pedestal wash hand basin
& close coupled WC, radiator, oak flooring, front aspect window.

LOUNGE c.4.44m x 3.53m (14'7" x 11'7"). Front aspect window
with view over open woodland, glazed door to hall, oak flooring,
TV point, radiator, square arch to:

KITCHEN/DINING ROOM c.8.41m x 2.93m (27'7" x 9'7" max.)
Range of modern cream gloss units comprising inset 1.5 bowl
single drainer stainless steel sink unit with acrylic top with
cupboard below and drawer unit with integrated dishwasher & 2
integrated fridges, range of base units with cupboards &
drawers with worktops above, twin 'Bosch' ovens with induction
hob in peninsular unit, range of wall cupboards, oak flooring,
chrome vertical radiator, door to garage, rear aspect window.
Dining Area: Oak flooring, radiator, sliding patio door to rear
garden.

UTILITY ROOM c.2.41m x 1.44m (7'11" x 4'9"). One base unit
with circular stainless steel sink, plumbing for automatic washing
machine, worktop above, space for fridge/freezer, rear aspect
window, part glazed door leading to rear garden.

LANDING Hatch to loft with drop-down ladder, double airing
cupboard with 'Worcester' gas fired boiler.

BEDROOM 1 c.4.71m x 3.11m (15'5" x 10'2"). Front aspect
window with view over open woodland, radiator. Note: There is
plumbing for the installation of an en-suite, if required.

BEDROOM 2 c.5.45m x 2.43m (17'10" x 7'11"). Large rear aspect
Velux window, radiator, access to eaves storage, wash hand basin
in vanity unit with cupboard below.

BEDROOM 3 c.3.37m x 2.79m (11' x 9'1"). Rear aspect window,
radiator.

BEDROOM 4 c.2.45m x 2.45m (8' x 8'). Fitted single bed base,
radiator, front aspect window.

BATHROOM Having been refitted with white suite with fully tiled
walls & floor, comprising panelled bath with plumbed in shower
with rain showerhead & hand held spray with shower screen, WC,
pedestal wash hand basin, chrome heated towel rail, smooth
plastered ceiling, rear aspect window.

OUTSIDE FRONT GARDEN: The property is approached via a
shared drive and fronts onto woodland. The front garden itself is
laid with block paving with parking for 3 vehicles and leading to
ATTACHED GARAGE with electric roller door, power & light and
door to kitchen.

REAR GARDEN: Of good size with paved patio, lawned area, well
stocked flower & shrub beds, timber shed & plastic store to
remain. To the rear of the garden is a large cabin c.5m x 3.5m
(16'5" x 11'6") with concrete base and power & light.



COUNCIL TAX BAND 'D' – payable 2023/24 - £2,130.78.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 124 sq. metres (1,336 sq. feet) approx.

TENURE The agents are advised this property is 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.

DIRECTIONS Leave Hythe via Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed into Long Lane, taking 3rd turning right into Holbury Drove. Continue along this road, which becomes Foxcroft Drive and turn right into Westcot Road and right again into Whyte Close. Follow the road round to the left and the property will be found on the right up the shared drive.

VIEWING STRICTLY BY APPOINTMENT

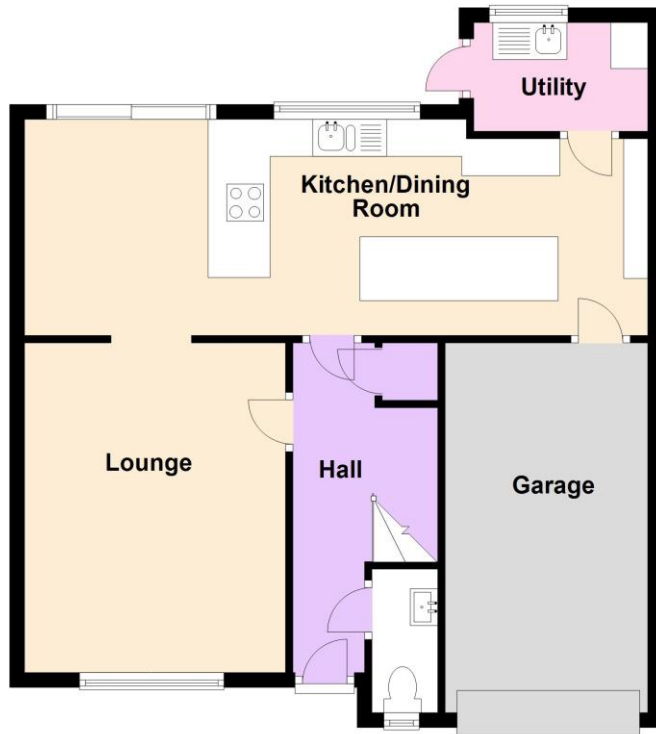
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/04.23





Ground Floor



First Floor



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)

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.

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