



Woodybank, 84 Rolleston Road,
Holbury

paul jeffreys

84 Rolleston Road, Holbury | SO45 2GZ

Southampton – 17 miles, Lymington – 10 miles, M27 – 18 miles, Beaulieu Heath – 1 mile (distances are approximate)

A superb extended older style 3 double bedroom detached chalet, with 2 large reception rooms & large kitchen/breakfast room, all on plot in excess of a quarter acre. NO CHAIN.

£625,000

UPVC double glazed windows and doors, gas central heating, large bathroom with bath & shower, en-suite, solar panels providing free electricity and roof panel providing free heating for water (panels are owned), ample parking, large garage.



ACCOMMODATION

Entrance porch, hall, large 6.50m x 5.07m (21'4" x 16'7") lounge, large dining room, very spacious kitchen/breakfast room, utility room, cloakroom, 3 double bedrooms, en-suite, family bathroom

ENTRANCE PORCH Part glazed UPVC front door, part glazed, tiled floor, open arch to:

ENTRANCE HALL Natural wood flooring, staircase, radiator, telephone point.

DINING ROOM c.6.49m x 3.63m to 3.33m (21'3" x 11'11" to 10'11"). Front aspect walk-in bay window, side aspect window, two double radiators, marble fireplace with marble hearth & surround with gas coal effect fire, two wall lights.

BEDROOM 3 c.3.63m X 3.02m (11'11" X 9'10" excl. front aspect bay window). TV point, double radiator.

KITCHEN/BREAKFAST ROOM c.5.69m to 3.63m x 5.11m to 3.46m (18'8" to 11'11" x 16'9" to 11'4" room is L shaped). Well fitted with range of cream units with granite worktops comprising 'Franke' stainless steel 1.5 bowl single drainer sink unit with cupboards below & integrated 'Neff' dishwasher, Belfast ceramic sink, range of base units with cupboards & drawers with granite worktops, range of wall cupboards, twin electric ovens with ceramic hob above, 'Elica' stainless steel extractor hood above, integrated

fridge, recessed downlighters, natural wood flooring, feature central natural oak support, two double radiators, space for breakfast table, two rear aspect windows, part glazed door and windows to lounge, arch to:

UTILITY ROOM c.3.33m x 1.63m (10'11" x 5'4"). Comprising range of base units with cupboards & drawers with worktops above & tiled splashbacks, range of wall cupboards, space & plumbing for automatic washing machine, 'Vaillant' gas fired boiler, wood laminate flooring, arch to:

LOBBY Rear aspect window, glazed door to rear, wood laminate flooring, double radiator, door to:

CLOAKROOM White suite comprising close coupled WC, wash hand basin in vanity unit, radiator, tiled floor, rear aspect window.

LOUNGE c.6.50m x 5.07m (21'4" x 16'7"). A superb triple aspect room with vaulted ceiling with two large Velux windows, two side aspect windows, one front aspect window, natural wood flooring, two double radiators, 'Clearview' wood burner on brick hearth, TV point, glazed double doors with two full height glazed side panels leading to:

CONSERVATORY c.4.98m x 3.52m (16'4" x 11'6"). Of part brick cavity wall & UPVC double glazed construction with

glass roof with rooflight, tiled floor with electric underfloor heating, glazed single door & glazed double doors leading to rear garden.

LANDING Hatch to loft space, front aspect window.

BEDROOM 1 c.5.25m x 3.63m (17'2" x 11'11"). Front aspect window, double radiator, access to eaves storage, two built in cupboards, door to:

EN-SUITE White suite comprising wash hand basin in vanity unit, close coupled WC, fully tiled shower cubicle with plumbed in shower, extractor fan, radiator, wood laminate flooring, mirror with light, rear aspect window.

BEDROOM 2 c.4.67m x 3.62m to 3.31m (15'4" x 11'10" to 10'10"). Front & side aspect windows, double radiator, built in cupboard with hot water tank and associated pipework for solar hot water panel.

BATHROOM Modern white suite comprising panelled bath with part tiled surround, pedestal wash hand basin, WC, corner shower cubicle being fully tiled with curved sliding glass door with plumbed in shower, heated towel rail, recessed downlighters, extractor fan, two rear aspect windows.

FRONT GARDEN: Very large lawned area, bordered to the front boundary by mature bushes & shrubs, large log store with power point, large block paved drive with parking for 6/7 vehicles, further log store. NB The property is approached to the side via driveway shared with two other properties. However, you could easily create direct access from Rolleston Road by dropping the kerb (subject to approval & costings from NFDC). Wide side pedestrian access to:

REAR GARDEN: c.29.45m x 20m (96' x 65'). Large block paved patio with covered seating area with outside tap, extensive lawned area, mature bushes & shrubs. The garden is fully enclosed with fencing/brick walling, workshop with power, small summerhouse, large log store. GARAGE c.6.00m x 3.44m (19'8" x 11'4"). Approached from the access drive and has power & light, roof storage, windows and door to garden. The overall plot extends to in



excess of one quarter of an acre.

COUNCIL TAX BAND 'E' – payable 2023/24 - £2,604.29.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 196 sq. metres (2,109 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

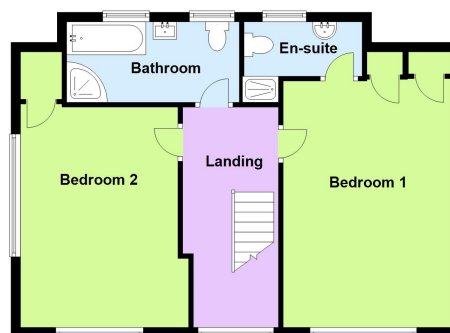
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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



First Floor



Total area: approx. 196.0 sq. metres (2109.9 sq. feet)



DIRECTIONS: Leave the centre of Hythe via Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury and on reaching the mini roundabout take 2nd exit signposted Blackfield and continue to the traffic lights. Turn right into Rolleston Road and the property will be found some way along on the right hand side, indicated by our For Sale board, after the turning to Whitefield Road.

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10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

