



9 Falcon Fields
Fawley

paul jeffreys

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Fawley | SO45 1DE

Southampton – 18 miles, Lymington – 12 miles,
M27 – 18 miles, Calshot Beach – 2 miles
(Distances are approximate)

A highly unusual designed 4 bedroom
detached house with open plan living
space, must be viewed internally
NO CHAIN

£475,000

Gas central heating, double glazed windows,
kitchen with fitted appliances, good sized garden,
ample parking, large garage.

ACCOMMODATION

Entrance hall, open plan kitchen/dining/lounge,
family room, 3 ground floor bedrooms & shower room,
first floor bathroom, master bedroom with en-suite shower

ENTRANCE HALL With UPVC front door with two glazed
side panels, wood laminate flooring, radiator, recessed
downlighters, open access to:

FAMILY ROOM c.4.32m x 3.72m (14'2" x 12'2"). Triple
aspect, recessed downlighters, radiator, wood laminate
flooring, 'Ideal' gas-fired boiler.

OPEN PLAN LOUNGE/DINING/KITCHEN

Kitchen: c.5.37m x 2.17m (17'7" x 7'1"). Comprising acrylic
1.5 bowl single drainer sink unit with cupboards below and
integrated 'Hotpoint' washing machine, integrated
'Electrolux' dishwasher, integrated fridge & freezer, range of
base units with cupboards & drawers with worktops above
and tiled splashbacks, peninsular unit, 'Electrolux' double
oven with gas hob with extractor hood over, triple aspect
windows, spotlights, open access to:

Lounge/Dining Area c.8.82m x 5.84m (28'11" x 19'2").
Three radiators, attractive central staircase, rear aspect
double doors with glazed side panels, two side aspect
windows, two high level Velux windows, side aspect glazed
doors leading to rear garden, TV point, air-conditioning unit.

BEDROOM 2 c.3.60m x 2.87m (11'10" x 9'5"). Radiator,
built in wardrobes, rear aspect window.

BEDROOM 3 c.3.60m x 2.77m (11'10" x 9'1"). Radiator,
built in wardrobes, rear aspect window.

BEDROOM 4 c.3.60m x 2.47m (11'10" x 8'1"). Radiator,
rear aspect window.

SHOWER ROOM White suite comprising fully tiled shower
cubicle with plumbed in shower, wash hand basin, WC,
storage cupboard, tiled floor, shaver socket, extractor fan,
radiator, recessed downlighter, front aspect window.

GALLERIED LANDING Having two areas, one leading to the
bathroom and one leading to:

MASTER BEDROOM c.5.77m x 3.18m (18'11" x 10'5").
Side aspect window, wood laminate flooring, two small
storage cupboards, door to:

EN SUITE With large walk-in shower with glass screen,
plumbed in shower, fully tiled surround, tiled floor, wash
hand basin in vanity unit, WC with concealed cistern,
extractor fan, chrome heated towel rail, two small rear
aspect windows, shaver socket, recessed downlighters.



BATHROOM White suite with panelled bath with mixer tap shower attachment and fully tiled surround, wash hand basin in vanity unit, WC with concealed cistern, part tiled walls, tiled floor, radiator, shaver socket, extractor vent, recessed downlighters, front aspect window.

OUTSIDE:

FRONT GARDEN: The whole area is laid with shingle and has parking facilities for approx. 5 vehicles with side pedestrian access leading to the rear garden. Larger than average brick-built **GARAGE** with large roof storage. There is potential to convert this to a home office etc., subject to planning permission.

REAR GARDEN: Large decked area, which extends round one side of the property. The rear garden has fencing, is laid to lawn and is of triangular shape.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 167.7 sq. metres (1,804.8 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.

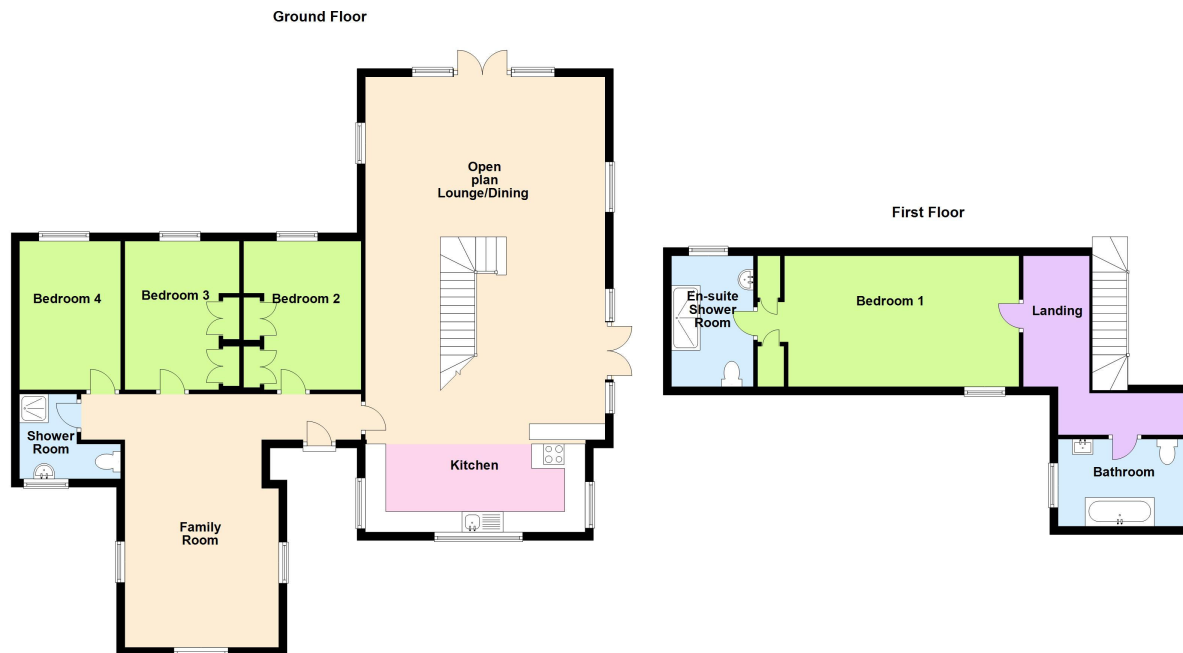
VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/12.23



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. 167.7 sq. metres (1804.8 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn forking left before the hospital into Fawley Road. On reaching the Hardley roundabout take the second exit into Long Lane and pass through Holbury to the mini roundabout taking the 1st left signposted Fawley & Calshot and follow this road past the junction with Blackfield Road and take 2nd left into School Road. Falcon Fields will be found as the 2nd turning on the right with the property located in the far left hand corner.

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