



20 Langdown Lawn
Hythe

paul jeffreys

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Hythe | SO45 5GR

Southampton – 11 miles, Lymington – 8 miles, M27 – 8 miles, Hythe Village – 1/2 miles.
(distances are approximate)

An attractive 1938 built extended detached house in a very popular area of Hythe. Shingle driveway with ample parking, large rear garden with gate to rear woodland.

£695,000

Gas central heating, double glazing, integral long garage, within catchment of Orchard and Noadswood schools.



ACCOMMODATION

Entrance hall, lounge, study, cloakroom, kitchen/breakfast room, dining room, conservatory, snug, 4 bedrooms, bathroom, ensuite.

ENTRANCE HALL Wooden glazed front door, telephone point, radiator, door to:

LOUNGE c.5.05m x 3.66m (16'7" x 12'). Radiator, TV point, brick fireplace, large front bay window.

STUDY c.4.45m x 2.31m (14'7" x 7'7"). Radiator, telephone point, front aspect window.

CLOAKROOM WC, wash hand basin, front aspect window.

KITCHEN c.5.28m narrowing to 2.31m x 4.32m narrowing to 3.10m (17'4" narrowing to 7'7" x 14'2" narrowing to 10'2"). Range of base units with cupboards and drawers, space for appliances, built in 'Neff' oven, microwave and gas hob, one and half bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, breakfast bar, radiator, door to side.

DINING ROOM c.4.27m x 3.68m (14' x 12'1"). Radiator, opening to:

CONSERVATORY c.3.96m x 2.97m (13' x 9'9"). Constructed one year ago. Two radiators, UPVC

construction with part brick, UPVC double glazed doors to rear, door to:

SNUG c.4.80m x 3.13m (15'9" x 10'3"). Radiator, rear aspect window, door to integral garage.

LANDING Velux window, airing cupboard, storage cupboard, door to:

BEDROOM 1 c.4.45m x 3.68m (14'7" x 12'1"). Radiator, rear aspect window, door to:

ENSUITE Recently refitted WC with concealed cistern, wash hand basin in vanity unit, walk in shower with glass surround and plumbed in shower over, partly tiled walls, chrome heated towel rail, extractor fan, rear aspect window.

BEDROOM 2 c.4.27m x 3.68m (14' x 12'1"). Built in wardrobes, radiator, front bay window.

BEDROOM 3 c.3.13m x 2.59m (10'3" x 8'6"). Radiator, side aspect window.

BATHROOM Recently refitted WC with concealed cistern, wash hand basin in vanity unit, panelled bath with plumbed in shower and glass screen, part tiled walls, chrome heated towel rail, extractor fan, side aspect window.

INNER LOBBY Stairs to:

BEDROOM 4 c.7.88 x 2.64m (25'10" x 8'8"). 2 radiators, TV point, 4 Velux windows.

OUTSIDE

FRONT GARDEN Gravel driveway with ample parking leading to garage with up and over door, mature shrubbery, laid to lawn area.

GARAGE c.9.05m x 3.13m (29'8" x 10'3"). Extra long garage with power and light.

REAR GARDEN Mostly laid to lawn, mature shrubs and shrubbery, patio area, garden shed, gated access to woodland to rear.

COUNCIL TAX BAND 'F' – payable 2024/25 - £3,222.17.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 245.1 sq. metres (2638.1 sq. feet) approx.

TENURE FREEHOLD

AGENTS NOTE There is a charge from the parish council for having gated access to the woodland area which was a cost of £92.71 (for a 7 year period). This has already been paid up until the 31st March 2025. This will need renewing by the new purchaser from that date if they wish to keep the gate.

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/SW/02.24

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. 245.1 sq. metres (2638.1 sq. feet)



DIRECTIONS: From our office leave Hythe via New Road, continuing up onto Langdown Lawn. Travel for a short distance and before you reach the Tesco, on the right hand side take the first entrance to the dirt track, turn left and the property will be found as the second house on the right hand side.

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