



21 Walkers Lane South
Blackfield

paul jeffreys

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Blackfield | SO45 1YN

Southampton – 15 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 4 miles.

(Distances are approximate)

A vastly extended 4 bedroom, 5 reception room, detached chalet within a short drive of local beaches and open forest.

£645,000

Large attractive gardens, summerhouse with power and light, electric air sourced heat pump heating, double glazing, smooth plastered ceilings throughout, shingle driveway with parking for 5/6 cars.

ACCOMODATION

Entrance hall, lounge, study, family room, art room, dining room, kitchen, utility room, sunroom, conservatory/hot tub room, 4 bedrooms, bathroom, shower room.

ENTRANCE HALL UPVC glazed front door, telephone point, understairs cupboard, radiator, door to:

LOUNGE c.5.08m x 3.58m (16'8" x 11'9"). Gas fire with surround, radiator, TV point, front aspect window.

STUDY c.3.58m narrowing to 2.44m x 3.56m (11'9" narrowing to 8' x 11'8"). Radiator, built in cupboards and desk, front aspect window.

DINING ROOM c.3.25m x 3.18m (10'8" x 10'5"). Radiator, side aspect window, door to:

KITCHEN c.3.51m x 3.15m (11'6" x 10'4"). Range of base units with cupboards and drawers, space for appliances, one and half bowl stainless steel sink unit, gas hob, worktops, tiled splashbacks, range of wall cupboards, smooth plastered ceilings and recess downlighters, built in 'Neff' oven and grill, rear and side aspect window, door to:

SUNROOM c.3.53m x 1.75m (11'7" x 5'9"). Storage cupboard, side aspect windows, double doors to rear.

UTILITY ROOM c.2.29m x 1.73m (7'6" x 5'8"). Range of base units with cupboards, space and plumbing for automatic washing machine and space for appliances, worktops, rear aspect window.

ART ROOM c.3.28m x 3.28m (10'9" x 10'9"). Radiator, built in cupboards, rear aspect window, door to:

FAMILY ROOM c.4.37m x 4.19m (14'4" x 13'9"). 2 TV points, cupboard housing boiler, air source heat pump, double doors to:

CONSERVATORY/HOT TUB ROOM c.5.39m x 3.71m (17'8" x 12'2"). Part brick UPVC construction, glazed sliding doors to rear, included with a 6 - 8 person hot tub.

SHOWER ROOM WC with concealed cistern, B-day, wash hand basin in vanity unit, walk in shower with plumbed in shower over, glazed panel, chrome heated towel rail, smooth plastered ceiling, recess downlighters, front aspect window.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.4.57m x 3.99m (15' x 13'1"). Built in wardrobes and cupboards, radiator, rear aspect Velux window.



BEDROOM 2 c.4.80m x 3.05m (15'9" x 10'). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.4.93m x 3.05m narrowing to 2.01m (16'2" x 10' narrowing to 6'7"). Built in wardrobes, radiator, front aspect windows.

BEDROOM 4 c.3.89 x 3.07m (12'9" x 10'1"). Radiator, built in wardrobes and drawers, rear aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin in vanity unit, panelled bath with plumbed in shower over with glazed panel, extractor fan, fully tiled walls, recess downlighters, circular chrome heated towel rail, rear aspect window.

OUTSIDE:
FRONT: Shingle driveway with parking for at least 5/6 cars, shrub beds and mature shrubbery with potential space for garage, open access to rear.
REAR: Two large patio areas, mature shrubbery, several outside electric points, large summerhouse with power and light and decked area off, hedge.

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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 211.3 sq. metres (2274.1 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.



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. 211.3 sq. metres (2274.1 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn and fork left into Fawley Road. Continue up to Hardley roundabout and take the second exit into Long Lane continuing up to the mini roundabout and take the second exit which continues as Long Lane. Continue up through Blackfield centre for a short while and then take a left into Thornbury Avenue, continue to the 'T' and take a left into Walkers Lane South and the property will be found on the left hand side just after St Georges Court.

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