



132 Rolleston Road  
Holbury

paul jeffreys



# 132 Rolleston Road

## Holbury | SO45 2HA

Southampton – 18 miles, Lymington – 10 miles, M27 – 18 miles, Hythe Village – 4 miles  
(distances are approximate)

A spacious & extended 4 bedroom chalet on ¼ acre plot, with 4 reception rooms, ample parking & garage, sought after location

£575,000

UPVC double glazed windows and doors, gas central heating, ample parking, large gardens, glimpses of Isle of Wight from upstairs front aspect windows

### ACCOMMODATION

Entrance hall, lounge, dining room, study, family room, kitchen, utility room, bathroom, 4 bedrooms, shower room

**ENTRANCE HALL** With part glazed uPVC front door, radiator.

**LOUNGE** c.4.16m x 3.97m (13'7" x 13'). Front aspect window, radiator.

**DINING ROOM** c.4.10m x 3.63m (13'5" x 11'11"). Radiator, sliding patio door to rear garden, step down to:

**FAMILY ROOM** c.3.30m x 2.68m (10'10" x 8'9"). Double radiator, parquet flooring, rear aspect window.

**STUDY** c.3.93m x 2.70m (12'11" x 8'10"). Radiator, thermostat control, side aspect window, open tread staircase to first floor.

**KITCHEN** c.3.03m x 2.99m (9'11" x 9'9" max. measurements). Comprising inset 1.5 bowl single drainer stainless steel sink unit with cupboards & drawers below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Neff' ceramic hob, 'Neff' double oven with microwave housing above, tiled floor, rear aspect window, arch to:

**UTILITY** c.3.27m x 1.66m (10'8" x 5'5"). Worktops with space below and plumbing for automatic washing machine and space & plumbing for dishwasher, further space for fridge/freezer, tiled floor, radiator, door to:

**SIDE LOBBY** With doors to front and rear of property.

**BATHROOM** White suite comprising panelled bath with mixer tap shower attachment over, WC, wash hand basin, fully tiled walls, radiator, cupboard, two rear aspect windows.

**BEDROOM 3** c.3.93m x 3.65m (12'11" x 11'11"). Radiator, front aspect window.

**LANDING** Double radiator, door leading to loft space.

**BEDROOM 1** c.5.27m x 3.51m (17'3" x 11'6"). Double & single wardrobes, double radiator, two front aspect windows with glimpse of Isle of Wight.

**BEDROOM 2** c.5.27m x 2.87m (17'3" x 9'5"). Two built in double wardrobes, radiator, two rear aspect windows.

**BEDROOM 4** c.2.89m x 2.28m (9'5" x 7'6" max. measurements as room is L shaped). Front aspect window with glimpse of Isle of Wight, opaque glass panel to landing, radiator.



**SHOWER ROOM** White suite comprising pedestal wash hand basin, WC, fully tiled shower cubicle with 'Mira' plumbed in shower, radiator, airing cupboard with lagged tank & immersion, two rear aspect windows.

**OUTSIDE**  
**FRONT GARDEN:** Concrete drive with ample parking for 4/5 vehicles, lawned area, mature magnolia tree, **INTEGRAL GARAGE** with power & light.  
**REAR GARDEN:** Measuring approx. 41m/135' in depth x 17m/56' in width. Full width concrete patio, extensive lawned area, flower & shrub beds, large shed with open store, further workshop with power & light. There is a further brick built store with tiled roof with power & light.

**COUNCIL TAX BAND 'E'** – payable 2025/26 - £2,870.03.

**EPC RATING 'D'.**

**GROSS SQUARE MEASUREMENTS** 153.3 sq. metres (1,671 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**

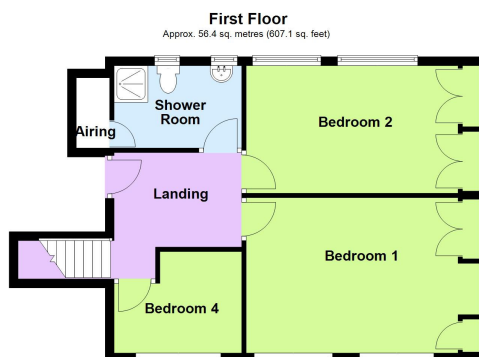
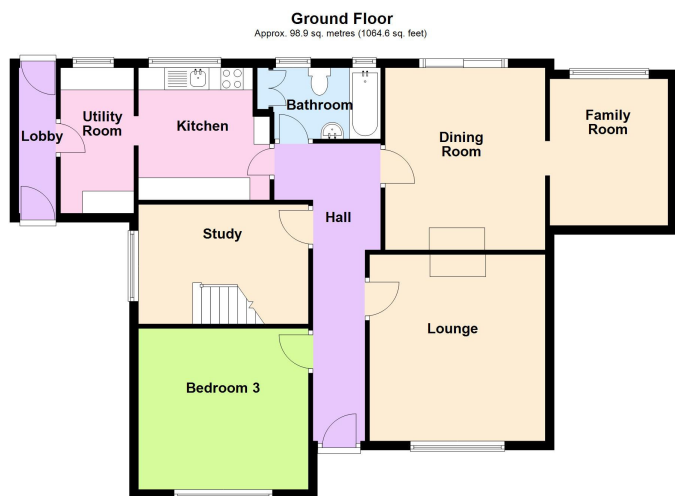
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/04.25



**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. 155.3 sq. metres (1671.7 sq. feet)



**DIRECTIONS:** Leave Hythe via Langdown Lawn forking left before the hospital into Fawley Road. On reaching the Hardley Roundabout take 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout taking the 2<sup>nd</sup> exit and drop down to the traffic lights. Turn right into Rollestone Road and the property will be found approx. ¼ mile along on the right hand side, indicated by our For Sale board.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

**[pauljeffreys.co.uk](http://pauljeffreys.co.uk)**

