



Hillcrest, Applemore Hill  
Dibden

paul jeffreys

# Hillcrest, Applemore Hill

## Dibden | SO45 5TL

Southampton – 14 miles, Lymington – 10 miles,  
M27 – 14 miles, Hythe Village – 1.5 miles  
(distances are approximate)

A brand new 4 bedroom detached house within a stone's throw of the New Forest National Park  
Ample parking, brick built studio/office. EPC rating 'A'

£575,000

UPVC windows and doors, Calor gas central heating, smooth plastered ceilings, solar panels to provide electricity with storage battery

### ACCOMMODATION

Entrance hall, ground floor wet room, lounge, kitchen diner, 4 bedrooms, bathroom, studio/office

**ENTRANCE HALL** Part glazed composite front door, staircase with open storage below, tiled floor, radiator, heat/thermostat control.

**LOUNGE** c.5.77 x 3.16m (18'11" x 10'4"). Front and side aspect windows, trifold doors with vertical blinds leading to rear garden. Engineered oak flooring, two radiators, inset wood burner on raised tiled hearth, two wall lights, TV and telephone points, satellite cabling.

**KITCHEN / DINING ROOM** c.5.77m x 3.17m (18'11" x 10'4").  
**KITCHEN AREA**

Fitted with range of grey Shaker style units with white ceramic one and a half bowl single drainer sink unit with cupboards below and space and plumbing for slimline dishwasher. 'Lamona' automatic washing machine. Range of base units with cupboards and drawers with natural wood worktops above and concealed lighting over. Peninsular unit/breakfast bar. 'Lamona' electric ceramic hob with 'Lamona' stainless steel extractor hood above. Space for fridge/freezer, recessed downlighters, engineered oak flooring, 'Worcester' Calor gas fired boiler and front aspect window.

### DINING AREA

Engineered oak flooring, radiator, trifold doors to rear garden with vertical blinds.

**WETROOM** Fully tiled walls comprising plumbed in shower with hand held spray and rain shower head, WC, wash hand basin, chrome heated towel rail, extractor fan, extractor fan, rear aspect window.

**LANDING** Rear aspect window, radiator, hatch to loft space. Cupboard housing inverter unit for the solar panels. The storage battery will also be fitted into this cupboard.

**BEDROOM 1** c 3.20m x 2.93m (10'5" x 9'7"). (excluding door recess). Radiator, front aspect window.

**BEDROOM 2** c 3.14m x 2.93m (10'3" x 9'7"). Radiator, front aspect window.

**BEDROOM 3** c.3.14m x 2.71m (10'3" x 8'11"). Radiator, rear aspect window.

**BEDROOM 4** c.2.71m x 2.17m (8'10" x 7'1"). Radiator, rear aspect window.

**BATHROOM** Suite comprising roll top bath with fully tiled surround and mixer tap shower attachment, WC, wash hand basin with cupboard below, extractor fan, tiled floor, shaver socket, radiator, front aspect window.



OUTSIDE:

FRONT GARDEN: There is a very large gravel parking area to the front of the front garden, which is separated from the actual front garden by two brick walls. The front garden has a lawned area with shrubs and this extends around both sides of the property with further areas of lawn. Electric car charging point.

REAR GARDEN: Large paved patio, lawned area, young hedging to the rear and one side boundary.

STUDIO / OFFICE c.4.03m x 2.01m (13'2" x 6'7"). Of brick construction and fully insulated with power and light. Front aspect window and glazed double doors to rear garden.

AGENT'S NOTE 1: Drainage is by way of a treatment plant which is situated in the rear garden under ground and we are advised that this would require emptying, depending on usage. We further understand that the approximate cost to empty this would be in the region of £240. We also understand that maintenance needs to be carried out every 18 months to replace the diaphragms and the cost of this is approximately £100.

AGENT'S NOTE 2: The property has an ABC+ 10 year structural warranty.

AGENTS NOTE 3: The solar panel system produces electricity which is stored in the storage battery and then any surplus not used can be sold back to the grid.

AGENT'S NOTE 4: There is a 2000L (approx.) Calor gas tank, buried in the rear garden in front of the studio. There is a standing charge of £26 per quarter and we are advised that the level can be monitored by Calor so that the vendor can be informed when it requires filling up.

AGENT'S NOTE 5: The property sides and backs onto a kennels.

COUNCIL TAX BAND tbc

EPC RATING 'A'



GROSS SQUARE MEASUREMENTS 94.7 sq. metres (1,019.3 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.



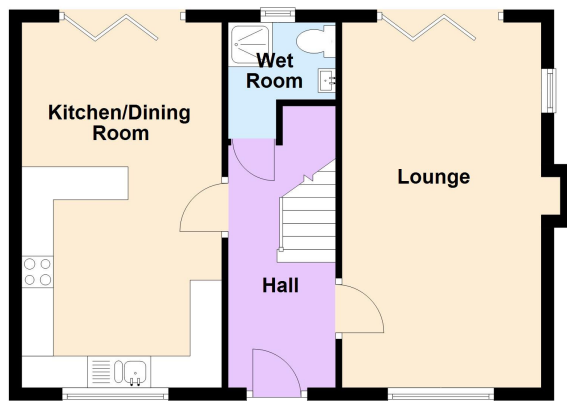
VIEWING STRICTLY BY APPOINTMENT

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

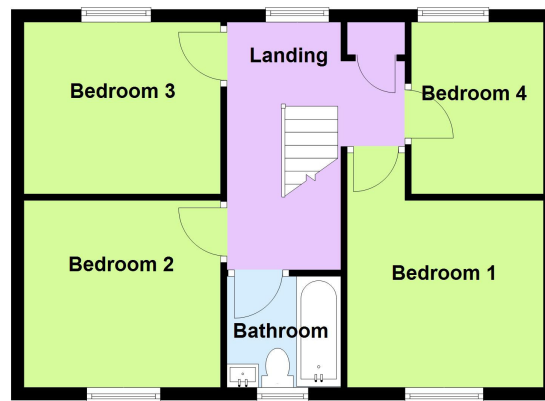
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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**  
Approx. 47.3 sq. metres (509.7 sq. feet)



**First Floor**  
Approx. 47.3 sq. metres (509.7 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)



**DIRECTIONS:** From our office proceed via Jones Lane to the junction with Southampton Road. Turn right and continue past the golf course and church to the roundabout on the A326. Turn left into Applemore Hill and continue past the kennels on the left and the property will be found on the left.

**paul jeffreys**

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