



Langley Farm, 10 Hampton Lane
Blackfield

paul jeffreys

Langley Farm, 10 Hampton Lane Blackfield | SO45 1ZA

Southampton – 16 miles, Lymington – 12 miles,
M27 – 17 miles, Lepe beach – 2 miles.
(distances are approximate)

An extremely large (197 sqm/2125 sqft) older style 4 bedroom 3 reception room semi-detached house, on large plot with excellent parking & double length garage. Short distance of Lepe Country Park and beach.
£469,950

UPVC double glazed windows and doors, oil fired central heating, smooth plastered ceilings, shower room and bathroom, ample parking with space for caravan/boat etc., set well back from Hampton Lane.



ACCOMMODATION

Entrance lobby, hall, lounge, dining room, study, kitchen/breakfast room, large conservatory, shower room, 4 double bedrooms, bathroom, separate WC

ENTRANCE LOBBY Part glazed UPVC front door, glazed door to:

ENTRANCE HALL Understairs cupboard, radiator, this leads through to the:

INNER HALL UPVC part glazed door to rear of property, telephone point, thermostat, stairs to first floor.

LOUNGE c.5.29m x 3.57m (17'4" x 11'8"). Briquette fireplace with wood burner, front aspect window, internal frosted window to kitchen, window and glazed door leading to:

CONSERVATORY c.8.93m x 3.38m (29'3" x 11'1"). Of part brick cavity construction with UPVC double glazed units and glass roof, two built in cupboards one with immersion tank, 'Grant' oil fired floor-mounted boiler, glazed double doors to front of property and glazed single door to rear garden, door to:

KITCHEN/BREAKFAST ROOM c.3.69m x 3.26m (12' x 10'8"). Comprising acrylic single drainer 1.5 bowl sink unit with cupboards below and integrated 'Siemens' dishwasher,

range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Neff' ceramic electric hob with extractor hood over and microwave below, two ovens with cupboard above, space for breakfast table, two rear aspect windows, part glazed door to conservatory, door to inner hall.

DINING ROOM c.4.25m x 3.33m (13'11" x 10'11"). Radiator, front aspect window, door to inner hall and to hall.

STUDY c.5.24m x 2.89m (17'2" x 9'5" max. measurements as room is slightly L shaped). Radiator, front aspect window.

UTILITY ROOM c.3.60m x 3.21m (11'9" x 10'6"). Comprising inset stainless steel single drainer sink unit with cupboards below and space & plumbing for washing machine and space for tumble dryer, range of built in full height cupboards, radiator, two rear aspect windows.

SHOWER ROOM Comprising WC with concealed cistern, bidet, wash hand basin, fully tiled shower cubicle, half tiled walls, rear aspect window.

LANDING Rear aspect window, hatch to loft space, radiator.

BEDROOM 1 c.8.26m x 3.76m to 1.94m (27'1" x 12'4" to 6'4"). Two front aspect dormer windows and one side

aspect window, double radiator, doors to eaves storage.

BEDROOM 2 c.3.76m x 2.97m (12'4" x 9'9"). Rear and side aspect windows, radiator, eaves storage.

BEDROOM 3 c.4.07m x 2.95m (13'4" x 9'8" max. measurements as room is L shaped). Radiator, eaves storage, front aspect window.

BEDROOM 4 c.3.47m x 2.96m (11'4" x 9'8"). Wash hand basin in vanity unit, radiator, eaves storage, rear aspect window.

BATHROOM Comprising panelled bath with part tiled surround, pedestal wash hand basin, radiator, half tiled walls, rear aspect window.

SEPARATE WC With WC, half tiled walls, rear aspect window.

OUTSIDE
FRONT GARDEN: The property is approached through two brick pillars and over a cattle grid to a long pea shingle drive, which has parking for approx. ten vehicles and also a double length garage with power & light. NB The bungalow that fronts onto Hampton Lane has full right of access over the first part of this drive to access their parking, but do not have any access further. There is a large area of front garden, which is laid to lawn with mature flower & shrub beds with mature trees & bushes. The driveway extends around the side of the property and there is access via a small pedestrian gate in a curved wall leading to the

REAR GARDEN: Which is completely laid with slabs with raised planters, greenhouse.

COUNCIL TAX BAND 'F' – payable 2025/26 - £3,391.86.

EPC RATING 'D'.

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

TENURE FREEHOLD.



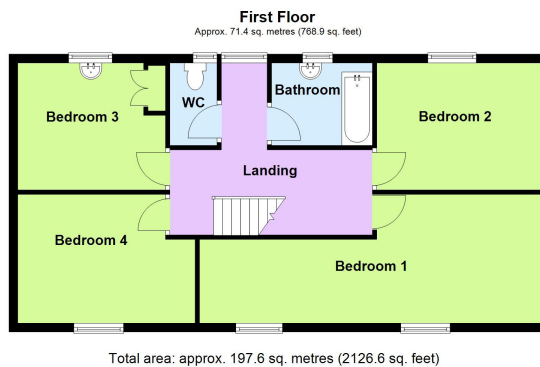
NOTE: Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

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/06.25

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.



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 2nd exit into Long Lane and pass through Holbury to the mini roundabout, taking the 2nd exit to Blackfield and pass through the traffic lights and through the centre of Blackfield. After some way, just before the road bends to the left, the property will be found set back from the road accessed via two brick pillars & cattle grid on the left.

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