



Kilderkin, Lea Road  
Langley

paul jeffreys

# Kilderkin, Lea Road

Langley | SO45 1YW

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

A spacious & extended 4 bedroom, 2 reception room detached bungalow, sitting on mature 1/5<sup>th</sup> acre plot with ample off-road parking & garage

£485,000

UPVC double glazed windows and doors, gas central heating, ample parking, large plot, short drive of Lepe Country Park and beach

## ACCOMMODATION

Entrance hall, lounge, dining room, refitted kitchen, 4 bedrooms, refitted en-suite, family bathroom

**ENTRANCE HALL** Composite part glazed front door, radiator.

**DINING ROOM** c.4.34m x 3.36m (14'2" x 11'). Radiator, recessed downlighters, doors to two inner halls and open access to:

**KITCHEN** c.3.30m x 2.41m (10'10" x 7'11"). Having been refitted comprising inset 1.5 bowl stainless steel single drainer sink unit with cupboards below and integrated 'Bosch' slimline dishwasher and integrated 'John Lewis' washing machine and integrated fridge, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'John Lewis' 5 burner gas hob, 'Bosch' oven with cupboards above & below, pull out racked storage unit, tiled floor, extractor fan, small peninsular breakfast bar, rear aspect window and glazed door to rear.

**LOUNGE** c.5.00m x 4.51m (16'5" x 14'9"). Rear and side aspect windows, glazed double doors leading to rear garden, gas fire, recessed downlighters, two radiators.

**BEDROOM 1** c.3.36m x 3.34m (11' x 10'11" measurements incl. wardrobes). Radiator, side aspect window, full width wardrobes with sliding mirrored doors, door to:

**EN-SUITE** Refitted white suite comprising corner shower cubicle with plumbed in shower, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, fully tiled walls, smooth plastered ceiling, recessed downlighters, chrome heated towel rail, storage cupboards, wall cupboard housing 'Worcester' gas fired boiler.

**BEDROOM 2** c.3.34m x 3.31m (10'11" x 10'10" excl. walk-in front aspect bay window). Double radiator, fireplace with tiled surround.

**BEDROOM 3** c.3.34m x 3.31m (10'11" x 10'10" measurements excl. front aspect walk-in bay window). Double radiator, built in wardrobe with sliding mirrored doors.

**INNER HALL** With built in cupboard, door leading to garage and sliding door to:

**BEDROOM 4** c.3.36m x 1.99m (11' x 6'6"). Front aspect window, radiator, recessed downlighters.

**INNER HALL** With built-in cupboard with lagged tank and immersion, door to:



**BATHROOM** Comprising panelled bath with plumbed in shower, wash hand basin in vanity unit, WC with concealed cistern, cupboard, chrome heated towel rail, radiator, tiled floor, pine clad ceiling, rear aspect window.

**OUTSIDE**

**FRONT GARDEN:** Bordered to the front boundary by brick wall. The front garden is laid with tarmac giving ample parking facilities and space for caravan/boat and also leading to the **GARAGE** with power, light and side aspect window and door to inner hall. There is side pedestrian access to both sides of the property leading to the **REAR GARDEN:** Of above average size with the plot in excess of 1/5<sup>th</sup> acre. Large paved patio, lawned area, wood shed, three apple trees, brick store, large vegetable patch.

**COUNCIL TAX BAND 'D'** – payable 2025/26 - £2,348.21.

**EPC RATING 'bbc'.**

**GROSS SQUARE MEASUREMENTS** 106 sq. metres (1,146 sq. feet) approx.

**TENURE FREEHOLD.**

**AGENT'S NOTE** There are solar panels on the roof, which are owned by the vendor.

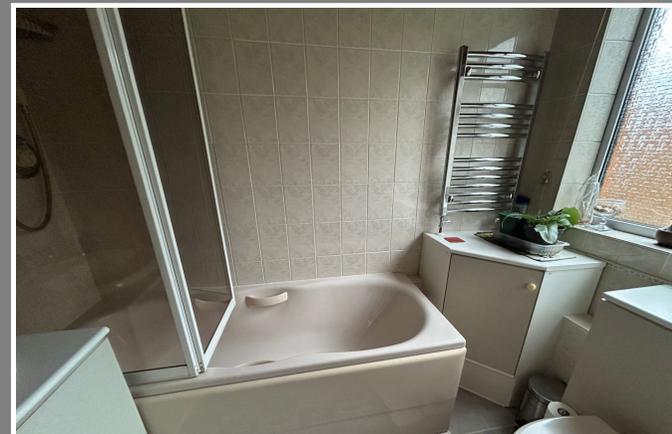
**NOTE:** Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

**NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.**

**VIEWING STRICTLY BY APPOINTMENT**

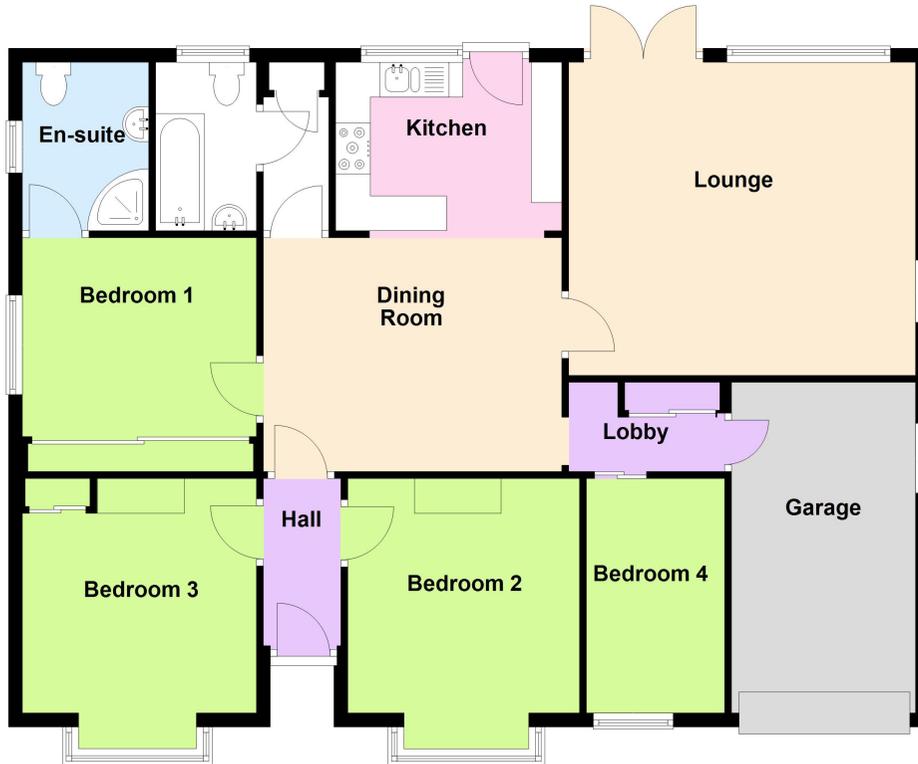
<b>OPEN</b>	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/02.26



**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. 119.9 sq. metres (1290.8 sq. feet)



Total area: approx. 119.9 sq. metres (1290.8 sq. feet)



**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 2<sup>nd</sup> exit into Long Lane passing through Holbury to the roundabout taking the 2<sup>nd</sup> exit to Blackfield and pass through the traffic lights into Hampton Lane. Proceed through Blackfield and as the road bends round to the left, turn right into Chapel Lane and immediately left into Lea Road and the property will be found immediately on the right hand side.

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