



25 Moorland Close
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5SH

Southampton – 14 miles, Lymington – 9 miles, M27 – 12 miles, Hythe Village – 1 mile
(distances are approximate)

A spacious extended 4 bedroom detached house, backing onto wooded copse. Attractive garden lodge with built in BBQ.

£529,950

UPVC double glazed windows, gas central heating, 3 reception rooms, ample parking, single garage, kitchen, refitted cloakroom, bathroom and ensuite.



ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, study, kitchen, four bedrooms, en-suite shower room, family bathroom.

ENTRANCE HALL Replacement part glazed composite front door with glazed side panels, tiled floor, double radiator, stairs with small cupboard below.

CLOAKROOM Having been refitted with white suite, comprising wash hand basin with cupboard below, WC with concealed cistern, radiator, tiled floor, front aspect window.

LOUNGE c.6.18m to 4.28m x 4.68m (20'3 to 14' x 15'4" max measurement as room is 'L' shaped). Front and side aspect windows, 2 double radiator, TV point, door to:

DINING ROOM c.3.44m x 3.00m (11'3" x 9'10"). Double radiator, wide French double doors leading to rear garden, open access to:

KITCHEN c.4.19m x 3.44m (13'9" x 11'3"). Comprising inset single drainer stainless steel sink unit with one cupboard below and adjoining worktop with space and plumbing for automatic washing machine and dishwasher, space for tumble dryer. Range of base units with cupboards and drawers with worktop above and tiled splashbacks, range of wall cupboards, peninsula unit with glass wall cupboards above. Space for fridge/fridge freezer, wine rack,

'Neff' stainless steel gas hob with stainless steel splashback and extractor hood, 'Neff' double oven below, spotlights, tiled floor, rear aspect window and half glazed door, leading to:

UTILITY/LOBBY c.4.20m x 1.58m to 0.88m (13'9" x 5'2" to 2'11"). Base units with cupboards and drawers with worktops above, wall cupboards, further cupboard, vinyl floor, half glazed door and windows to rear garden, door to:

STUDY c.3.47m x 2.29m (11'4" x 7'6"). Double radiator, high level side aspect window and glazed double French doors leading to rear garden. NOTE: this room is of single skin insulated construction.

LANDING Hatch to loft space with drop down ladder and electric light, double radiator, side aspect window, airing cupboard with lagged tank and immersion and heating/water controls.

BEDROOM 1 c.4.95m x 4.69m (16'3" x 15'4" max measurements as room is 'L' shaped). Two double radiators, TV point, front and rear aspect windows, door to:

EN-SUITE Having been refitted with white suite, comprising wash hand basin in vanity unit, WC with concealed cistern, shower cubicle with plumbed in shower and rain shower head and handheld shower, part tiled walls and tiled floor, chrome heated towel rail, smooth plastered ceiling,

recessed downlighters, extractor vents, illuminated mirror, rear aspect window.

BEDROOM 2 c.4.55m x 2.66m (14'11" x 8'8" max measurements). Double radiator, large wardrobe, rear aspect window.

BEDROOM 3 c.4.31m x 2.65m (14'1" x 8'8" max measurement including wardrobe recess). Double radiator, recess for wardrobe, front aspect window.

BEDROOM 4 c.3.29m x 1.95m (10'9" x 6'5"). Double radiator, side aspect window.

BATHROOM Refitted with white suite comprising panelled bath with mixer tap shower attachment, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, chrome heated towel rail, part tiled walls, smooth plastered ceiling with recessed downlighters and extractor vent, rear aspect window.

OUTSIDE

FRONT GARDEN: Of open plan design being laid to lawn with flower and shrub beds, maple tree, blocked paved drive with parking leading to INTEGRAL GARAGE with power and light and 'Worcester Greenstar' gas fired boiler. Side pedestrian access via gate to:

REAR GARDEN: Which has a large, paved patio with tap, lawned area with flower and shrub beds, attractive pine Lodge with mains power, which has a built in BBQ with chimney and banquette seating, which converts to 3 beds.

COUNCIL TAX BAND 'E' – payable 2026/27 - £3,000.73.

EPC RATING 'tbc'.

GROSS SQUARE MEASUREMENTS 143.7 sq. metres (1546 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

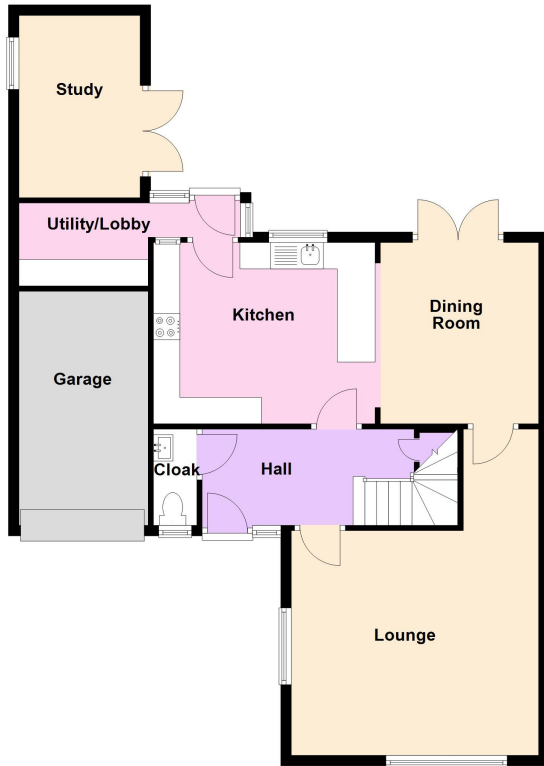
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

PMD/SW/03.26

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.

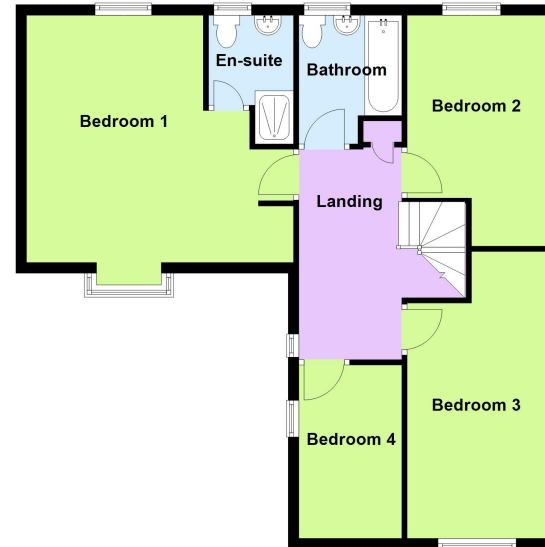
Ground Floor

Approx. 84.4 sq. metres (908.4 sq. feet)



First Floor

Approx. 70.8 sq. metres (762.3 sq. feet)



Total area: approx. 155.2 sq. metres (1670.7 sq. feet)



DIRECTIONS: Leave the centre of Hythe via New Road continuing up onto Langdown Lawn, on reaching the Whitewater Rise roundabout, take the third exit into Upper Mullins Lane which continues into Challenger Way. This road then bends round to the right going down hill and after a short way at the bottom, continue and then turn right into The Sylvans. On reaching the 'T' turn right into Moorland Close and then turn immediately right into the small close (still Moorland Close) and the property will be found in the

right hand corner.

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