



Applewood Cottage, The Pentagon
Fawley

paul jeffreys

Applewood Cottage, The Pentagon Fawley | SO45 1EE

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

A very spacious extended detached
chalet, 3 double bedrooms,
kitchen/family room, 2 reception
rooms, ample parking, garage and
space for caravan/motorhome/boat.

£519,950

UPVC double glazed windows and doors, gas
central heating, wood flooring, 2 ensuites and
family bathroom, large inglenook fireplace with
wood burner, ample parking, close to Calshot
Beach.



ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/family room,
utility room, wet room, three double bedrooms, 2 ensuites,
family bathroom.

ENTRANCE HALL With hardwood part glazed front door,
front aspect window, polished wood staircase, double
radiator, storage cupboard, thermostat control.

KITCHEN/FAMILY ROOM c.8.61m x 3.66m (28'3" x 12').
Range of modern mid oak style units comprising stainless
steel single drainer double bowl sink unit with cupboards
below and integrated 'Hotpoint' dishwasher, range of base
units with cupboards and drawers, worktops above with
tiled splashbacks, range of wall cupboards, integrated fridge
and freezer, 2 glass display cupboards, rear and side aspect
windows, wide walk in bay window to front elevation, tiled
floor, double radiator, stable door to rear and stable door
leading to utility room.

DINING ROOM c.3.66m x 3.33m (12' x 10'11"). Glazed
double doors leading to rear garden, (no radiator), 2 steps
leading down to:

LOUNGE c.6.82m x 4.51m (22'4" x 14'9"). Glazed double
doors with windows either side and further window leading
to rear garden. Large retro double radiator, recessed
downlighters, full height brick inglenook fireplace with wood
burner.

UTILITY ROOM c.4.11m x 1.61m (13'5" x 5'3"). Belfast
recess sink in hardwood worktops, space and plumbing for
automatic washing machine and space for tumble dryer,
wall cupboards one housing 'Worcester' gas fired boiler,
space for fridge/freezer and further fridge, tiled floor, rear
aspect window, stable door to rear, radiator, door to
garage, door to:

WALK IN CUPBOARD door to:

WET ROOM Comprising WC, pedestal wash hand basin,
fully tiled walls and floor, plumbed in shower, radiator, side
aspect window.

BEDROOM 2 c.3.62m x 3.32m (11'10" x 10'11"
measurements incl. wardrobes). Front aspect wide bay
window, range of built in double wardrobes, recessed
downlighters, radiator.

BATHROOM Having been refitted with white suite
comprising wash hand basin, WC, panelled jacuzzi spa bath
with plumbed in shower with rain showerhead and hand
held spray, fully tiled surround, near fully tiled walls to rest
of room, chrome heated towel rail, tiled floor, medicine
cabinet, rear aspect window.

LANDING Doors to:

BEDROOM 1 c.6.70m x 3.88m (21'11" x 12'8" max. measurements as room is odd shaped). Front aspect Velux window and rear aspect window, wood flooring, double radiator, access to eaves, door to:



EN SUITE Comprising panelled bath with fully tiled surround with mixer tap shower attachment and shower screen, wash hand basin, WC, heated towel rail, rear aspect window.



BEDROOM 2 c.7.52m x 3.79m max. measurements as room is odd shaped). Front aspect Velux window, wood flooring, radiator, built in cupboard, access to eaves, door to:



EN SUITE White suite comprising fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin with tiled splashbacks, WC, tiled floor, extractor fan, heated towel rail, access to eaves. NOTE Due to the skilling ceiling, there is limited head room.



OUTSIDE

FRONT GARDEN: Block paved with ample parking for approx. 4/5 cars, with double 5-bar gates. There is a further block paved parking area alongside the garage, being ideal for caravan/motorhome/boat.

GARAGE c.4.94m x 4.09m (16'2" x 13'5") with power & light, radiator, side aspect window, door to hall, door to utility room.

REAR GARDEN: Large paved patio, tap, pedestrian gate leading to parking area, steps leading down to lawned area, which extends around side of property and also around to the front, mature bushes. **TWO STABLES** with power & light.

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.

COUNCIL TAX BAND 'E' – payable 2026/27 - £3,009.17.

NOTE: FLOOR PLAN IS FOR GUIDANCE ONLY.

EPC RATING 'C'.

VIEWING STRICTLY BY APPOINTMENT

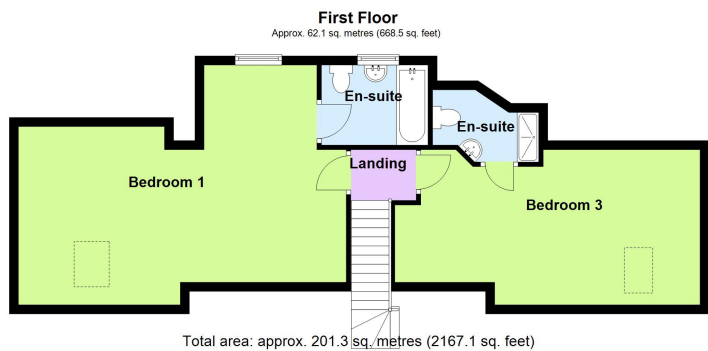
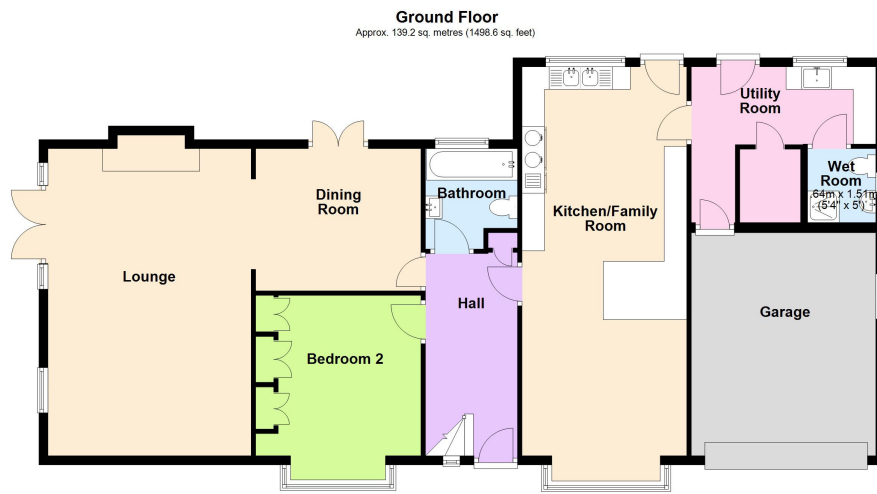
GROSS SQUARE MEASUREMENTS 180.6 sq. metres (1,943 sq. feet) approx. excl. garage.

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

TENURE FREEHOLD

PMD/SW/05.26

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.



DIRECTIONS Leave Hythe via Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and proceed through Holbury. On reaching the roundabout take 1st exit continuing down and up the hill and turn right into Blackfield Road. The Pentagon will be found as the 2nd turning on the left, with the property in the right hand corner in a tucked away position.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

