



Spindlewood, Blackfield Road
Blackfield

paul jeffreys

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Blackfield | SO45 1WD

Southampton – 16 miles, Lymington – 8 miles, M27 – 16 miles, Hythe Village – 4 miles
(distances are approximate)

A large and extended 3 bed detached bungalow with beautiful gardens and ample parking in a popular road in Blackfield.

£439,950

UPVC double glazed windows and doors, gas central heating, driveway leading to garage with up and over door, short walk of Blackfield village centre, short walk of open forest and a short drive of local beaches.



ACCOMMODATION

Entrance hall, lounge/diner, 2 conservatories, kitchen, cloakroom, three bedrooms, bathroom, utility room.

ENTRANCE HALL UPVC glazed front door, radiator, built in wardrobe/cupboard, door to:

LOUNGE/DINER c.7.65m narrowing to 4.95m x 4.95m narrowing to 3.68m (25'1" narrowing to 16'3" x 16'3" narrowing to 12'1"). Radiators, TV point, electric fire with brick and wooden surround, 2 side aspect windows, sliding doors to:

CONSERVATORY c.5.59m x 2.82m (18'4" x 9'3"). Of part brick UPVC construction, UPVC glazed side door, double doors to rear.

KITCHEN c.3.53m x 2.90m (11'7" x 9'6"). Range of base units with cupboards and drawers, built in 'AEG' cooker and 'Bosch' electric hob above, worktops, one and half bowl stainless steel sink unit, range of wall cupboards, space for fridge freezer, side aspect window, door to:

INNER HALL UPVC glazed door to rear, door to:

CLOAKROOM WC, wash hand basin, side aspect window.

UTILITY ROOM Space for automatic washing machine and tumble dryer, 'Vaillant' gas boiler.

BEDROOM 1 c.3.96m x 2.64m (13' x 8'8"). Radiator, built in wardrobes and drawers, basin, side aspect window, double doors to:

SECOND CONSERVATORY c.4.27m x 2.49m (14' x 8'2"). Of UPVC construction, double doors to rear.

BEDROOM 2 c.3.68m x 3.53m (12'1" x 11'7"). Built in wardrobes, radiator, front aspect window.

BEDROOM 3 c.3.51m x 3.10m (11'6" x 10'2"). Radiator, basin, built in wardrobes and drawers, front aspect window.

BATHROOM WC, bidet, pedestal wash hand basin, bath with tiled surround with plumed in shower and mixer taps, glazed fold out doors, extractor fan, radiator, side aspect window.

OUTSIDE

FRONT GARDEN Blocked paved driveway with ample parking, wider than average garage with up and over door with power and light, immaculate front garden with shrub beds and shrubbery, large hedge surrounding for privacy. Side gate to:

REAR GARDEN Very attractive rear garden with shrub beds and mature shrubbery, 2 garden sheds, pond, small patio area.

COUNCIL TAX BAND 'D' – payable 2026/27 - £2,462.05

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 151.1 sq. metres
(1626.3 sq. feet) approx.

TENURE FREEHOLD

AGENTS NOTE The flat roof was replaced in 2013 by Baileys. The roof is a firestone 1.52mm butyl/EPDM non-fleece back membrane, this comes with a 20 year guarantee.

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.

NOTE: This property is subject to grant of probate.

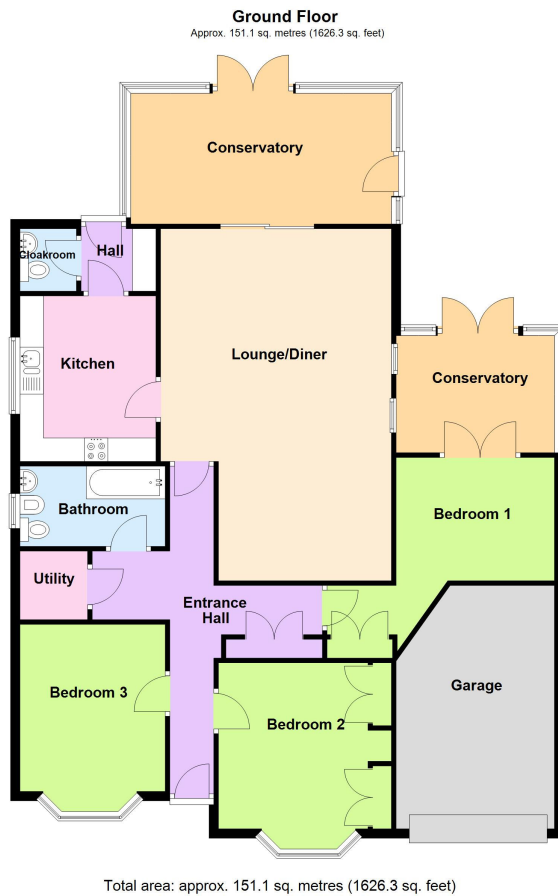
VIEWING STRICTLY BY APPOINTMENT

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

MJD/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 New Road, continuing up onto Langdown Lawn, forking left before the hospital into Fawley Road. On reaching the Hardley roundabout, take the second exit into Long Lane, passing through Holbury to the roundabout taking the second exit to Blackfield. When you get to Sainsbury, take a left into Blackfield Road and the property will be found on the right hand side, indicated by our For Sale board.

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10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



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