



Fairfields, Lyminster Road, Lyminster BN17 7QF  
**£875,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Individual Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Family Bathroom & En Suite Bathroom
- Viewing Strongly Recommended
- Stunning 'Park Like' Gardens
- 2 Double Garages & Workshop
- Council Tax Band 'F'
- EPC Rating 'E'

Quite simply a rare opportunity to acquire a very spacious detached house set within very large established 'park like' gardens with two double garages, a large workshop and store room.

Built in the late 1960's as a 'one off' property, the house is pleasantly situated on a large plot with very generously proportioned accommodation which is bright and airy with lovely aspects on to the gardens. To the front there is a large driveway providing off road parking for several vehicles and accesses the two double width garages.

The property has been modernised and refurbished throughout and is offered for sale in immaculate decorative order with the advantage of no onward chain.

The property is located off the Lyminster Road, mid-way between Lyminster and Arundel and is accessed on the right hand side of the left bend going towards Arundel.

**AGENTS NOTE:** The new Lyminster Bypass is due to open in the Autumn of 2024 which will positively impact the Lyminster Road with a much reduced traffic flow and will, in our opinion, have a very positive effect on the entrance and access to Fairfields. The new single lane bypass will pass behind Fairfields.

The property has cesspool drainage and LPG (liquid petroleum gas) for the central heating and domestic appliances.





Total area: approx. 326.5 sq. metres (3514.7 sq. feet)

**ENTRANCE HALL**

**INNER HALL**

**CLOAKROOM**

**'L' SHAPED LOUNGE**  
22' x 20' (6.71m x 6.1m)  
max

13' x 8' 8" (3.96m x 2.64m)

**KITCHEN/BREAKFAST ROOM**  
20' 10" x 11' 6" (6.35m x 3.51m)

**UTILITY ROOM**

**BEDROOM 1**  
17' 5" x 14' (5.31m x 4.27m)

**BEDROOM 2**  
13' 8" x 12' 2" (4.17m x 3.71m)

**BEDROOM 3**  
16' x 10' 2" (4.88m x 3.1m)

**EN SUITE BATH/SHOWER ROOM WC**

**BEDROOM 4**  
12' 4" x 9' (3.76m x 2.74m)

**FAMILY BATH/SHOWER ROOM WC**

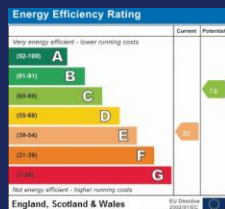
**DOUBLE GARAGE 1**  
17' 6" x 16' (5.33m x 4.88m)

**DOUBLE GARAGE 2**  
18' 6" x 19' (5.64m x 5.79m)

**WORKSHOP**  
18' 10" x 10' 4" (5.74m x 3.15m)

**LARGE STORE ROOM**

**COVERED VERANDA**



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