



## Hampton Lane

Blackfield, Southampton

- Four Bedroom Detached House
- Large Kitchen
- Separate Dining Room
- Lounge

**Asking Price Of £425,000**

**EPC Rating**

TBC







## Property Description

### PORCH

As you enter the property the enclosed porch has windows to each side, and there is a radiator. There is room for a coat & shoe rack and the doorway leads through to the inner hallway with doors leading to the dining room and study/bedroom 4, and stairs leading to the bedrooms.

### DINING ROOM 12' x 10' (3.66m x 3.05m)

This charming dining room is at the front of the property and has a large low sill window overlooking the front of the property. There is room for a large table and chairs as well as a sideboard etc and there is a useful under stairs storage cupboard. The room has original wooden flooring and there is a door leading through to the kitchen/ breakfast room.





#### LOUNGE 12' x 12' (3.66m x 3.66m)

The lounge is at the rear of the property and is a lovely light and bright room. There are patio doors leading out onto the rear garden, and a window to the side. There is light wood effect flooring and this generous lounge has ample room for sofas and lounge furniture. The lounge is accessed from the kitchen through double fully glazed french doors.



#### KITCHEN/BREAKFAST ROOM 17' 5" x 10' (5.31m x 3.05m)

The spacious kitchen is a lovely bright room with a glazed back door leading to the garden and a large window overlooking the side of the property. There are matching glazed doors leading to the utility room, the lounge and to the separate dining room, and the floor is tiled.

The kitchen has a range of base, wall and full height cupboards along with matching drawers and attractive display shelving in a pale wood finish. The pale grey worktops and the colour mix of tiled splash backs coordinate well. There is a built in Neff double oven, a Kenwood hob, and a built in Neff extractor.

There is space and plumbing for a dishwasher and a white ceramic sink and drainer with chrome mixer tap. There is also space for some freestanding furniture.



#### UTILITY ROOM 12' x 4' 5" (3.66m x 1.35m)

The utility room is next to the kitchen and has the same floor tiles. There is a door leading out to the side of the property and a separate large window. The utility room has space for a tumble dryer, and space and plumbing for a washing machine.

There is also space for a fridge and freezer, and there is a Valiant boiler. The utility room has the added benefit of a stainless steel sink and drainer with chrome mixer tap, along with a worksurface, and cupboards. There is a door from the utility room leading to the downstairs cloakroom.



#### CLOAKROOM W.C. 5' x 4' 6" (1.52m x 1.37m)

The cloakroom is accessed from the utility room and has a privacy window to the rear allowing natural light into the room. The cloakroom has a modern white suite with a low level W.C and a vanity wash hand basin.





#### **BEDROOM FOUR / STUDY 12' x 10' (3.66m x 3.05m)**

This charming room is at the front of the house, accessed from the main hallway, and has a large low sill window. There is an original fireplace with decorative white wood surround, and the room is currently set as a single bedroom. This room would make an ideal study/ home office, additional reception room or bedroom.



#### **MASTER BEDROOM 12' 7" x 12' (3.84m x 3.66m)**

The master bedroom has double aspect windows to the side and to the rear of the property, allowing lots of natural light into the room. There is a range of fitted wardrobes and a fitted dressing table providing lots of useful storage. There is also room for a large bed and additional bedroom furniture. The master bedroom benefits from it's own en-suite.

#### **ENSUITE 8' 2" x 5' 9" (2.49m x 1.75m)**

The en-suite to the master bedroom has a modern white suite comprising of a vanity wash hand basin and a low level W.C. There is also a shower cubicle with fitted shower, and the whole en-suite has fully tiled walls and floor. There is a privacy window allowing natural light, and there is a large white heated towel rail.



#### **BEDROOM TWO 11' 9" x 9' 7" (3.58m x 2.92m)**

Bedroom 2 is another good sized double bedroom. It is currently set with a double bed, a wardrobe, and additional bedroom furniture. There is a useful built in full height wardrobe providing additional storage. There is a large window overlooking the front of the property and this is a lovely light and bright room.

#### **BEDROOM THREE 11' 9" x 10' 3" (3.58m x 3.12m)**

This double bedroom also has a window overlooking the front of the property. There is ample room for a bed and bedroom furniture, and the room has wooden flooring.



#### **BATHROOM 9' 9" x 4' 7" (2.97m x 1.4m)**

The family bathroom has a modern white suite with a vanity wash hand basin, a low level W.C and a lovely corner bath, with a fitted electric shower over. The floor is tiled and the walls are part tiled in an attractive blue, with a decorative border. There is a privacy window for natural light and there is a large white heated towel rail.





## REAR GARDEN

The larger than average rear garden is laid mainly to lawn. There is a patio outside the patio doors that lead out from the lounge, providing a lovely place to sit and relax. The fencing around the garden makes this a lovely private garden, and there are flowers borders with a variety of flowers and shrubs.

There is a large shed/ workshop along with a further small storage shed, At the end of the garden there is trellis fencing and a pergola, leading to the driveway where there is private parking for 3 or 4 cars.

## PARKING

To the rear of the property there is private, fenced area providing off-road parking for 3-4 cars. There is an entrance through to the rear garden and a pathway leading up to the house.

## LOCATION

This charming house is in the popular village of Blackfield, with shops, schools, pharmacy, restaurants and many other local amenities on your doorstep. Blackfield is on the edge of The New Forest National Park and the local beaches of Lepe and Calshot are close by.

There are good transport links to Southampton, M27 and beyond, and the nearby market town of Hythe has a ferry to Southampton, running from the historic pier.

## ADDITIONAL INFORMATION

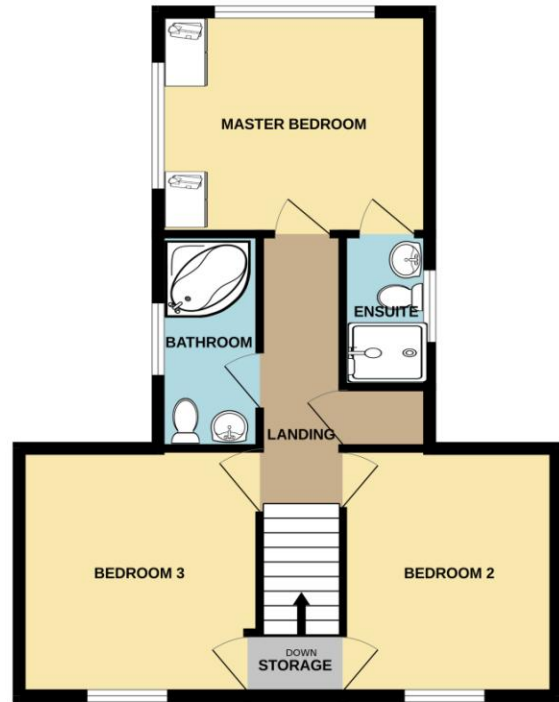
This charming detached period home has a lot to offer. With generous and versatile living accommodation downstairs including a 4th bedroom, and a downstairs cloakroom, and 3 double bedrooms and a family bathroom upstairs.

There is a lovely large and private rear garden, and off street private parking. The house has some lovely original features, and benefits from double glazing and gas central heating.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Hotspur House  
Prospect Place  
Hythe  
Southampton  
Hampshire  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[darren@hytheandwaterside.com](mailto:darren@hytheandwaterside.com)  
0238 0845 434

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