



Rollestone Road, Holbury, SO45

Offers In Region Of £469,950



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Rollestone Road, Holbury, SO45

This appealing semi-detached home benefits from a large, established plot measuring 0.21 acres which features a generous driveway, a southerly facing rear aspect and a back garden measuring over 250 feet long with fields to the rear. The well-presented accommodation includes an extended living room with open-plan kitchen/breakfast room with underfloor heating, a front aspect bedroom/reception room with fireplace and bay window and a ground floor WC. The first floor benefits from two large double bedrooms, including bay window to front bedroom, modern shower room and easy access to the loft room offering plenty of storage. Further features on offer include gas central heating from a 2022 installed combi boiler, some of the original period features and tasteful decoration throughout. We strongly advise an internal viewing of this charming home which also benefits from NO FORWARD CHAIN.

LOCATION The property is positioned on a highly requested, non estate road which leads directly into The New Forest National Park, where a wide range of outside interests can be enjoyed. There are many local amenities in Holbury including shops, restaurants, bars and a supermarket along with schools catering for all age groups. Gang Warily recreation centre, Calshot Beach and activity centre, Lepe Country Park and Dibden Golf Course are all in proximity allowing many further interests to be enjoyed.

OUTSIDE OF THE PROPERTY

FRONT DRIVEWAY Generous frontage with a large, shingle and block-paved driveway allowing plenty of parking with decorative flower beds. Access available to the side of the house through a five bar gate.

REAR GARDEN Undoubtedly an impressive feature to the property, measuring over 250 feet in length, with fields to the rear and also benefiting from a sunny, southerly facing aspect. A large lawn leads through established shrubs and trees to the end of the garden where there is a timber store, purpose built summer house with electricity and internet, and composite decking and seating that looks out over the fields behind.





BEDROOM THREE/RECEPTION ROOM

4.27m x 4.01m (14'0" x 13'2")

A pleasing, period style room with double glazed bay window to front, with stained glass motifs, engineered wood flooring, open fire, with feature bare brick chimney breast.

KITCHEN/BREAKFAST ROOM

5.54m x 4.01m (18'2" x 13'2")

This extended kitchen benefits from a shaker style kitchen, with wall and base units, wooden counter tops, butler sink with mixer tap, Rangemaster cooker, integrated dishwasher, 'Bosch' electric oven and separate coffee maker. Space for 'American style' fridge/freezer and washing machine. Two double glazed windows to the side provide plenty of light and the exposed chimney breast with working wood burner and underfloor heating which really gives that cozy feel to the home.



LIVING ROOM

4.93m x 4.44m (16'2" x 14'7")

Converted from the original garden room, this extended space has a vaulted ceiling, two Velux windows, bi-fold doors, vertical radiators, and views out over the rear garden. Within this room is also a downstairs w/c.

BEDROOM ONE

4.29m x 4.01m (14'1" x 13'2")

Bay window to front, with double glazing and stained glass motifs. Radiator.

BEDROOM TWO

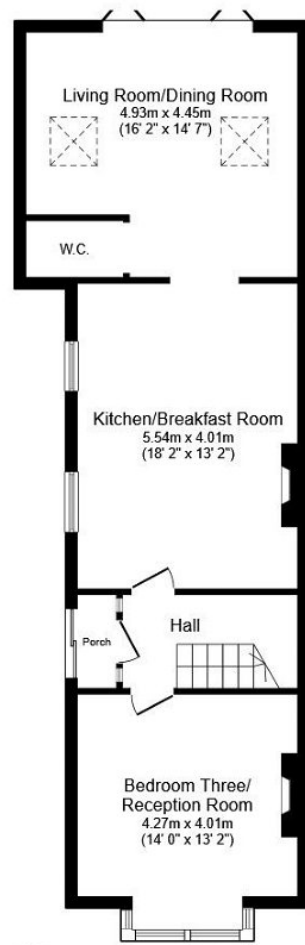
5.54m x 4.01m (18'2" x 13'2")

Originally bedroom two and three, now knocked through to create a much larger, spacious bedroom. Double glazed window to rear aspect, which looks over the rear garden. Wooden flooring, exposed brick chimney breast, radiator.

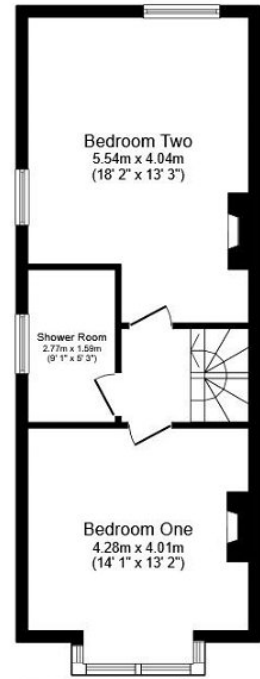
SHOWER ROOM

Double glazed, obscure glass window to side aspect. Tiled flooring, part tiled walls, chrome, rainfall shower, glass shower screen, pedestal sink and close coupled w/c.

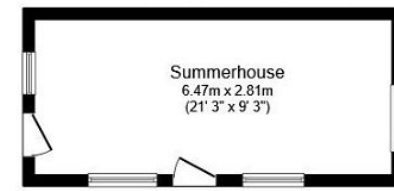




Ground Floor
Floor area 68.0 m² (732 sq.ft.)



First Floor
Floor area 45.6 m² (491 sq.ft.)



Outbuilding
Floor area 18.2 m² (196 sq.ft.)

TOTAL: 131.8 m² (1,419 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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