



Flavia cottage, Roman Road Hardley, Hythe SO45 3NN

- BEAUTIFUL DETACHED HOUSE
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM, EN-SUITE + WC
- MODERN, SPACIOUS KITCHEN
- PHOTO STUDIO
- DECORATED THROUGHOUT
- PRESENTED LIKE A SHOWHOME
- FENCED IN BACKGARDEN
- CLOSE TO THE FOREST
- CLOSE TO THE BEACH

Offers in excess of £450,000 Freehold





Nestled along Roman Road, Flavia Cottage is an exceptional four-bedroom link-detached family residence that reflects meticulous care and attention from its current owners. The property is presented in flawless condition throughout and features desirable driveway parking. Notably, the garage has been transformed into a lovely photographer studio, accommodating a range of potential uses for a home office or business.

The kitchen and dining area are standout elements of the home, boasting a chic design that offers ample space, perfect for family gatherings. The modern farmhouse-style kitchen boasts bi-fold doors that open seamlessly into the garden, enhancing the indoor-outdoor living experience. Additionally, the ground floor includes a cozy and stylish living room and a downstairs cloakroom. On the upper floor, you'll find four well-proportioned double bedrooms, with the master suite benefiting from its own en-suite bathroom. The home is fully double-glazed, equipped with gas central heating and solar panels, contributing to energy efficiency. This development, completed in 2014, is notable for its high standard of construction.

This attractive four-bedroom home located on the outskirts of Hythe is built in 2014, and the property features spacious, thoughtfully designed accommodation that offers flexibility for a variety of lifestyles.

****LOCATION:****

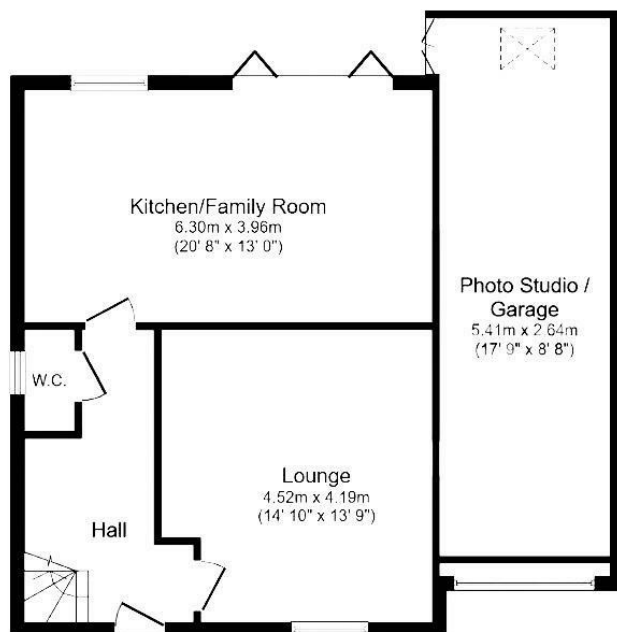
This property is ideally situated, providing easy access to both The New Forest National Park and the various amenities offered in Holbury and neighbouring villages. Local features include a selection of shops, dining options, and pubs, along with a recreation ground at Gang Warily and a golf course at Dibden. The proximity to the coast, Lepe Country Park, and Calshot Activity Centre presents numerous outdoor activities for residents to enjoy. Regular bus services offer convenient connections to surrounding areas, and from Hythe Village, a passenger ferry operates regularly to Southampton. Easy access to M3 for commuting to London.



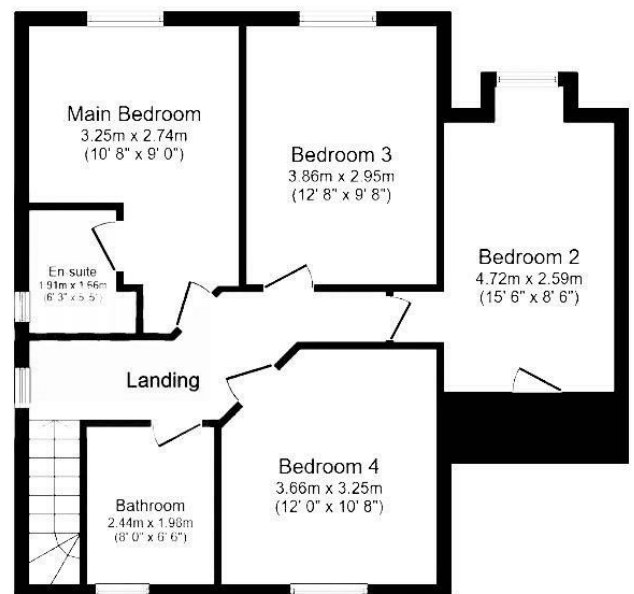




Local Authority **NFDC**
Council Tax Band **D**
EPC Rating **A**



Ground Floor



First Floor

*This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.