



Connells

Long Lane
Holbury Southampton



Property Description

Introducing this charming three-bedroom detached chalet-style bungalow located in the picturesque Village of Holbury. This property boasts off-road parking, a rear garden perfect for outdoor relaxation, two reception rooms for entertaining guests, and a convenient en-suite bathroom attached to the primary bedroom for added privacy and comfort. In addition, there is a self contained Annex and a single garage, plus office space which is currently being used for a small business and has electricity, water and drainage. Don't miss the opportunity to make this lovely property your new home sweet home in Holbury.

Entrance Hall

The welcoming entrance hall features a solid wood door and flooring, with a feature staircase leading to the upper level. A Velux-style window enhances the area with natural light.

Lounge

12' 9" x 13' 7" (3.89m x 4.14m)

The snug-style lounge includes a log burner, solid wood floors, and a bay window to the front, creating a cozy and inviting space.

Kitchen Diner

26' 5" x 12' 8" (8.05m x 3.86m)

The kitchen diner is packed with character. It includes a double glazed window to the front and bi-fold windows accessing the south-facing rear garden. The space is perfect for family dining and features built-in storage, low-level units and drawers with solid wood

surfaces, a breakfast bar, and space for a range-style cooker with extractor over.

Utility Room

Accessible via the kitchen, this room has a UPVC double glazed door accessing the side of the property, tiled flooring, and ample space for a washing machine and a tall fridge freezer along with built-in storage.

Cloakroom

The cloakroom comprises a hand wash basin, WC, and tiled floor, providing essential amenities on the ground floor.

Landing

The landing is carpeted and provides access to the upper-level rooms.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)

A double bedroom includes access to an en-suite shower room, features a double glazed window to the side, and is carpeted with reduced head height in some areas.

En-suite

7' 6" x 6' 4" (2.29m x 1.93m)

Accessed via bedroom one and featuring a shower cubical, localised tiling, hand wash basin, WC and tiled floors.

Bedroom Two

12' 6" x 11' 7" (3.81m x 3.53m)

A double bedroom with double glazed window to the side aspect and built in storage. reduced head height in parts.

Bedroom Three

12' 7" x 6' 4" (3.84m x 1.93m)

Features window to the rear aspect and floor laid to carpet.

Bathroom

8' 9" x 6' 4" (2.67m x 1.93m)

Good size family bathroom featuring, WC, bath, shower cubicle, hand wash basin and window to the rear aspect.

Outside

Front Garden

The property has a gated front with shingle driveway suitable for multiple vehicles.

Rear Garden

South facing enclosed rear garden featuring, patio area, chicken coop, lawn area and mature shrubs and borders. There is additional parking to the side by the garage.

Annex

Bedroom

16' 4" x 12' (4.98m x 3.66m)

A double bedroom with floor laid to carpet, external door to side aspect and open plan to kitchen area.

Kitchen

7' 3" x 7' 3" (2.21m x 2.21m)

This compact kitchen includes wall base and drawer units, work surfaces over, space and plumbing for a washing machine, space for a cooker and fridge, a double glazed window to the side aspect, a sink and drainer with a mixer tap over, and a tiled floor.

Bathroom

Comprising of; a bath with shower over, hand wash basin, tiled floors and WC

Outbuildings

Garage/ Workshop/Office

Accessed via the driveway with an up and over door and set up as a workshop. There is a separate storage area with direct access from the garden and to the rear another room current used as a dog grooming parlour but could be a home office or den.

Location

Holbury is approximately 8 miles west of Southampton, offering residents quick access to a bustling city environment without living amidst the hustle and bustle. This proximity is perfect for commuters who work in Southampton but prefer the quiet life or more space that Holbury offers. The area is well-connected by roads, with convenient bus services enhancing its accessibility to Southampton and other nearby locales.

Holbury boasts a well-rounded range of local amenities that cater to all basic needs and more. There are several supermarkets, local shops, health care services, and banks within easy reach. For families, this means convenience is just around the corner, significantly reducing the need to travel far for everyday necessities.

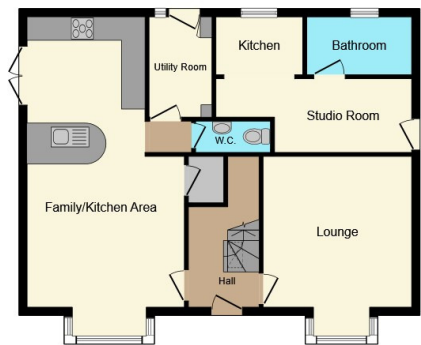
The area is equipped with several educational institutions, from primary schools to secondary schools, many of which have received good ratings from Ofsted. This makes Holbury a great option for families with school-age children, providing them with educational opportunities close to home.

Residents of Holbury can enjoy the proximity to the New Forest, a national park known for its stunning landscapes, wildlife, and myriad of outdoor activities such as hiking, cycling, and horse riding. This proximity offers a quick escape to nature, promoting a healthy and active lifestyle.

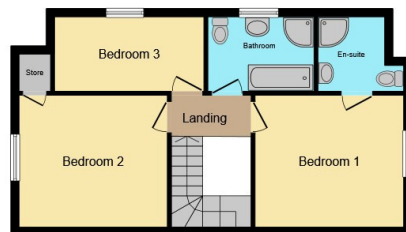




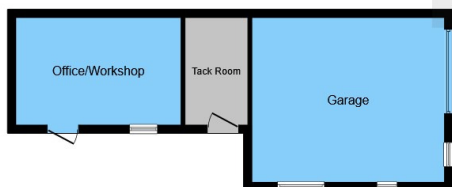




Ground Floor



First Floor



Outbuilding



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

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Tenure: Freehold



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