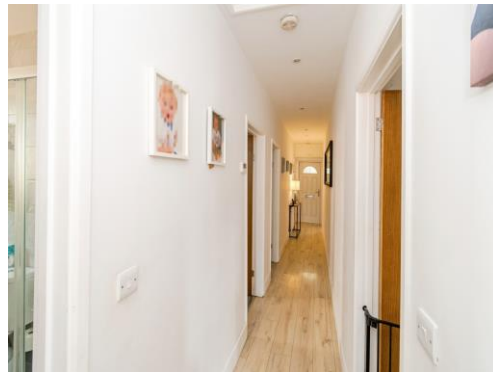




**Connells**

Long Lane  
Holbury Southampton





## Property Description

Situated in a sought-after Holbury location, this well-presented detached bungalow offers a flexible layout across four bedrooms and is ideal for a range of lifestyles. The modern kitchen diner boasts solid oak units, granite and oak worktops, and integrated appliances, while the lounge features a wood burner and patio doors opening to the southwest-facing garden. The master bedroom includes an ensuite, and the stylish main bathroom is finished with a separate shower and vanity storage. Outside, the home benefits from a detached garage and workshop, a shingled driveway, and a well-maintained rear garden. The property is freehold, Council Tax Band D, and is offered with no forward chain.

### Entrance Hall

Welcoming hall with front entrance door and access to all principal rooms.

### Lounge

16' 11" x 11' 6" ( 5.16m x 3.51m )

Bright rear-facing lounge with wood burner, composite flooring, and porthole side windows plus patio door to garden.

### Kitchen Diner

18' 10" x 11' 1" ( 5.74m x 3.38m )

L-shaped kitchen diner with solid oak and granite finishes, triple oven, Belfast sink, and breakfast bar.

### Principle Bedroom

21' x 11' 1" ( 6.40m x 3.38m )

A generous bedroom with carpet flooring and window to the front aspect.

### En-Suite

Modern ensuite with shower cubicle, WC, basin, tiled walls, and window to side aspect.

### Bedroom Two

12' 1" x 10' 10" ( 3.68m x 3.30m )

Generous double with bay window, wardrobe, and carpeted floor.

### Bedroom Three

10' 11" x 8' ( 3.33m x 2.44m )

Double bedroom with side window and carpeted flooring.

### Bedroom Four

11' x 5' ( 3.35m x 1.52m )

Good-sized fourth bedroom with side window, also carpeted.

### Bathroom

Modern bathroom with separate bath and shower, vanity unit, heated towel rail, and tiled finish.

## Garage/ Workshop

Detached garage with additional workshop-ideal for storage or hobby use.

## Front And Rear Garden

Shingled driveway, gated side access, decked seating area, lawn, and timber fencing-enjoying a sunny southwest-facing aspect.

## Schools

### Local Schools

"Holbury Infant School - Ofsted: Good (2023) - 0.3 miles

"New Forest Academy (Secondary) - Ofsted: Good (2021) - 1.1 miles

"Blackfield Primary School - Ofsted: Good (2020) - 0.6 miles

All schools report positive progress measures and a supportive learning environment, making this location ideal for families.

## Local Amenities

Co-op Food, Tesco Express & Pharmacy - within 0.5 miles

Holbury Precinct: local shops, cafés, takeaways

Gang Warily Recreation Centre with gym and sports fields - 1.2 miles

Bus routes to Hythe, Southampton and Totton

Hythe Ferry for commuting to Southampton - 3.5 miles

This location offers an ideal blend of peaceful village living with easy access to nature, local amenities, and transport links.

## Workshop

9' 1" x 6' 1" ( 2.77m x 1.85m )

## Garage

18' 11" x 10' 10" ( 5.77m x 3.30m )

## Location

Located in Holbury, within the New Forest District, 211 Long Lane offers an excellent balance of countryside charm and coastal accessibility. The New Forest National Park lies just over 2 miles away, offering miles of scenic walks, cycling routes, and wildlife, while Lepe Beach and the Solent coastline are approximately 3.5 miles away.















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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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