



Tudor Cottage, Lime Kiln Lane, Holbury, SO45 2HH
Asking Price Of £463,000

- Detached Chalet Style House in Non Estate Location
- Flexible Accommodation Layout with Four Double Bedrooms
- Large Double Glazed Conservatory. 22' Living Room and 23' Kitchen Breakfast Room
- Detached Double Garage with Loft Hobby Room – Annexe Potential*





Tudor Cottage is situated conveniently within walking distance to the amenities in Holbury including Sainsbury and Co-Op stores, various take aways and close to the bus stop.

A short drive or bus ride away is the small town of Hythe where there are many more amenities on offer such as Waitrose, various shops, restaurants, bars and cafes, hairdressers and barbers, chemists and health services. You can catch the bus or use our famous Victorian pier train to the Hythe Ferry which will take you across the water to Southampton for shopping or link ferries (car and fast jet passenger) to the Isle of Wight.

The New Forest National Park which provides acres and acres of countryside for walkers and cyclists is on our door step and you can visit Beaulieu with its Motor Museum, Palace House and River, Calshot Activity Centre with its indoor ski slopes, velodrome and climbing walls, Lepe Country Park with its beach and cafe or play golf at Dibden or Gang Warily. Nearest train stations are Totton, Brockenhurst and Southampton. Nearest airport is at Eastleigh, Southampton.



MULTIPLE PARKING DRIVEWAY

There is parking on the block paved driveway at the front and at the side leading through double opening gates to the detached garage.

DETACHED DOUBLE GARAGE

19' 0" x 16' 2" (5.79m x 4.93m)

The detached double garage has an electric remote control garage door plus side door to the garden. Power and lighting. Fully insulated and plaster boarded. Power and lighting. Return timber staircase leads to the first floor hobby room which has two double glazed Velux windows. *The garage would lend very nicely to being converted into an annexe with the relevant planning permission and building regulations. There are various lean two storage areas at the side and rear of the garage.



RECEPTION HALLWAY

Double glazed front door with matching side panel windows. Attractive design wood style flooring. Coat hanging space. Two radiators. Doors to all ground floor rooms, stairs to first floor landing plus under stairs storage cupboard. Side aspect double glazed window.



CLOAKROOM WC

Double glazed window. Two piece suite comprising a push button flush wc and wash hand basin. Tiled flooring. Radiator.

LIVING ROOM

22' 9" x 12' 7" (6.93m x 3.84m)

Triple aspect living room with large walk in Bay and seven double glazed windows. Radiator. Brick built feature fireplace with living flame effect gas fire. Provision for wall mounted flat screen TV.



DINING ROOM

12' 9" x 11' 2" (3.89m x 3.4m)

Double glazed French doors with matching side panel windows to the garden. Radiator.

HOME OFFICE / BEDROOM

9' 8" x 7' 9" (2.95m x 2.36m)

Double glazed window. Radiator.



KITCHEN BREAKFAST ROOM

23' 0" x 11' 0" (7.01m x 3.35m)

Impressive dual aspect room with three double glazed windows and matching door to the conservatory. Comprising a single drainer bowl and a half sink unit plus additional single drainer sink unit both with chrome mixer tap and drinking water tap. Granite style work tops with tiled surrounds. Comprehensive range of wall and base level soft closing cupboard and drawer units with pull out corner drawers and refuse bin. Matching central island and breakfast bar unit with five burner gas hob and cooker hood over. Push up multi power socket. Additional integrated appliances include a double oven, dishwasher, washing machine, tumble dryer and microwave. Space for an American style fridge freezer. Designer radiator. Kick board lighting and recessed down lights.



DOUBLE GLAZED CONSERVATORY

18' 7" x 14' 3" (5.66m x 4.34m)

Relax and enjoy the light and airy conservatory. Double glazed windows and matching doors to the garden. Remote controlled ceiling fan. wood design flooring.



FIRST FLOOR LANDING

Double glazed stainless glass effect feature window. Large hinged access pull down loft ladder hatch to the loft space. Doors to all rooms and airing cupboard.

MASTER BEDROOM

13' 7" x 12' 8" (4.14m x 3.86m)

Dual aspect room with double glazed window and Velux window. Comprehensive range of fitted bedroom furniture including wardrobes and drawer units plus window seat. Door to:

EN-SUITE BATH & SHOWER ROOM

Double glazed window. Five piece white suite comprising a tiled shower enclosure with chrome shower fittings, double ended bath with chrome mixer tap and shower attachment, push button flush wc and vanity unit with his 'n' hers wash hand basins. Recessed down lights. Chrome heated towel rail. Extractor fan. Tiled walls and flooring.



DOUBLE BEDROOM

13' 7" x 10' 9" (4.14m x 3.28m)

Rear aspect double glazed window. Radiator. Doors to eaves storage space. Fitted wardrobes and drawer units. Door to walk in wardrobe.



DOUBLE BEDROOM

9' 8" x 9' 6" (2.95m x 2.9m) Double glazed window. Radiator. Fitted wardrobes and drawer units.

BATH & SHOWER ROOM

Double glazed window. Four piece white suite comprising a tiled shower enclosure with chrome shower fittings, panelled bath with chrome mixer tap and shower attachment, push button flush wc and vanity unit with wash hand basin. Recessed down lights. Chrome heated towel rail. Extractor fan. Tiled walls and flooring.

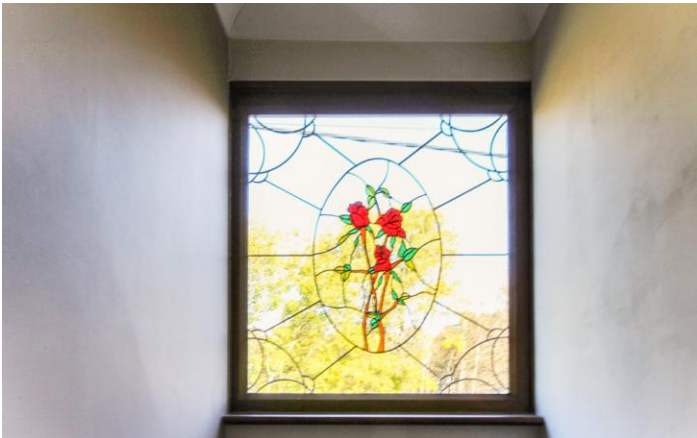
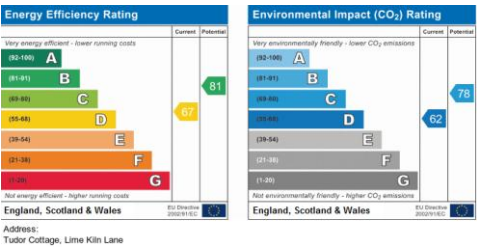


REAR GARDEN

The rear garden enjoys a pleasant and private aspect and is enclosed by wood panel fencing and mature foliage with gated access to the front. It has attractive Indian sand Stone paving and a wooden decked seating area. Outside tap and lighting.

ADDITIONAL INFORMATION

NFDC Council Tax Band E.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 condition or availability can be given.

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Hotspur House
Prospect Place
Hythe
SO45 6AU

www.hytheandwaterside.com
wayne@hytheandwaterside.com
0238 0845 434

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