



Pauletts Lane, Calmore, SO40  
Southampton

£450,000



**Property Type:** Detached Bungalow

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

Hamwic Independent Estate Agents are delighted to present for sale this detached 3-bedroom chalet bungalow, set within the peaceful and highly desirable Old Calmore area. Nestled along a charming country lane, this home enjoys an idyllic semi-rural setting with a generous plot and tremendous potential for improvement. Offered with no forward chain, the property provides a fantastic opportunity to modernise and personalise to one's own taste.

- 3 Bedroom Detached Chalet Bungalow
- Idyllic Country Lane Setting
- Gas Central Heating
- Double Glazed Windows
- Generous Front And Rear Gardens
- Garage/Lean-To & Ample Off Road Parking
- No Forward Chain
- Modernisation Opportunity

#### Location

Paulettes Lane is one of Old Calmore's most sought-after and picturesque locations, offering a blend of countryside charm and convenience. The area benefits from easy access to local amenities in Totton, well-regarded schools, and excellent transport links to Southampton, Romsey, and the New Forest National Park.

#### Disclaimer

Whilst believed to be accurate, all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, or specific fittings. Room sizes should not be relied upon for carpets or furnishings. All measurements are approximate.







**Front & Approach:** Set back from the quiet and leafy Paulettes Lane, the property enjoys a tranquil frontage predominantly laid to lawn with mature borders and a driveway providing ample off-road parking to the side. A pathway leads to the side entrance, with access to the garage/lean-to.

**Entrance Hall:** Textured and coved ceiling, radiator, and useful storage cupboard. Stairs rise to the first floor, with doors leading to the principal ground-floor rooms.

**Lounge:** A bright and well-proportioned room featuring a double glazed bay window to the front aspect allowing for plenty of natural light. Textured and coved ceiling, fitted carpet, and radiator.

**Bedroom One:** Positioned to the front of the property with a double glazed bay window, coved ceiling, fitted carpet, and radiator.

**Bedroom Three:** Situated to the rear aspect, overlooking the garden. Textured and coved ceiling, double glazed window, and radiator.

**Shower Room:** Fitted with a shower cubicle, low-level WC, and wash basin. Smooth ceiling, obscure double glazed window, vinyl flooring, and radiator.

**Kitchen:** Located to the rear of the property with a double glazed window overlooking the garden and a personal door leading to the garage/lean-to. Fitted with a range of base and eye-level units and drawers with work surfaces over, stainless steel sink unit, and spaces for cooker, washing machine, and fridge/freezer. Gas combination boiler and fuse board location.

**Garage/Lean-To:** Constructed with a brick base and timber frame beneath a polycarbonate roof. Up-and-over doors to both front and rear, offering practical covered storage and access to the garden.

#### **First Floor:**

A staircase leads to the first-floor bedroom, offering generous proportions and a double glazed window to the front aspect. Across the landing, a further room presents excellent versatility, ideal as a dressing room, home office, hobbies room, or potential en-suite (subject to necessary consents).

**Rear Garden:** A key feature of the home, the garden is mainly laid to lawn and enjoys a private and mature outlook with woodland views to the side and rear aspects. There is a patio area adjoining the property, perfect for outdoor seating and entertaining, all enclosed by timber fencing.

**Tenure:** Freehold

**Council Tax Band:** E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

**Hamwic Estate Agents**

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

