



## 10 Woodville Road Fawley, SO45 1DB

- Detached Family Home in Quiet Cul-de-Sac
- Double Garage & Driveway for Three Vehicles
- Spacious Kitchen/Dining Room Opening onto Decked Entertaining Area
- Cosy Living Room with Wood Burner
- Quiet Village Setting Near the New Forest National Park
- Three Bedrooms + Office / Guest Bedroom
- Family Bathroom with Rainfall Shower + Separate Upstairs WC
- Front, Side & Rear Gardens
- Original WW2 Underground Bunker / Home Gym
- Close to Calshot Beach & Waterside Coastline

Guide Price £380,000 Freehold





### Entrance Hall

This charming entrance hall leads to the living room, downstairs bedroom, kitchen, and bathroom.

### Living Room

12'11 x 11'11

The living room has a large window facing the front of the house, providing an abundance of natural light. The room includes a fireplace and has plenty of room for furniture and storage.

### Bathroom

5'10 x 5'4

The bathroom includes a bathtub, rainfall shower, sink, and toilet, conveniently positioned at the heart of the home.

### Bedroom 1

10'11 x 9'8

The master bedroom downstairs has space for a double bed and additional furniture, with a built-in wardrobe providing useful storage. A side-facing window keeps the room private while still allowing for plenty of natural light.

### Bedroom 2

10'11 x 7'6

The second bedroom is also found downstairs, with enough room for a double bed and a desk, alongside a built-in wardrobe providing useful additional storage.

### Kitchen/Dining Area

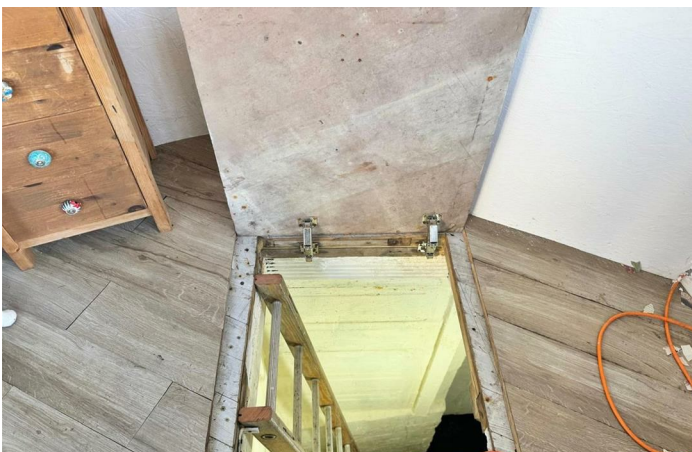
22'4 x 9'2

Forming the heart of the home, the kitchen and dining area is both spacious and welcoming, with ample room for a large dining table, storage, and all necessary appliances. Perfect for family life and entertaining, the patio doors open directly onto a decked seating area with space for outdoor dining and a BBQ, creating a seamless connection between the indoor and outdoor living spaces.

### WC

4'11 x 2'6

The upstairs WC includes a toilet and sink, providing added convenience for the upstairs accommodation and guests.



### Bedroom 3

13'5 x 6'5

The third bedroom upstairs offers space for a bed and storage, with natural light from the rear-facing window creating a bright and comfortable room.

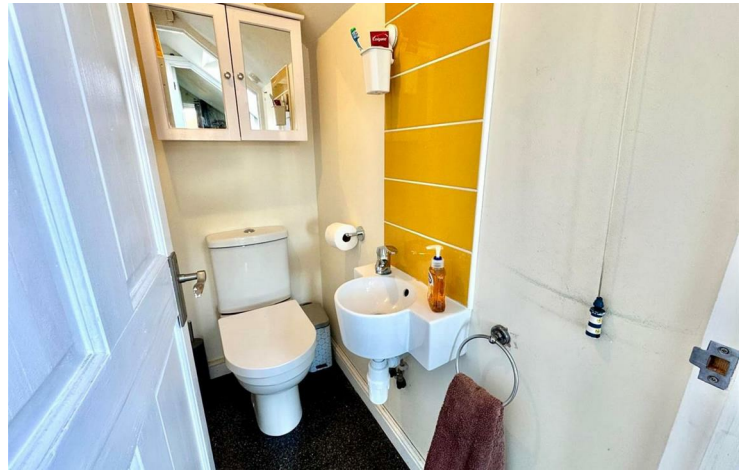
### Bedroom 4/Office/Guest Bedroom

13'11 x 6'9

Currently used as a versatile office and guest bedroom, this room offers flexibility for home working, hobbies, or occasional guests. A small door provides access to the attic, offering useful additional storage space, while the large side-facing window allows for plenty of natural light.

### Bunker

Tucked discreetly within the garden is a solidly built bunker, offering a unique and versatile feature to the property. Secure and well-constructed, it provides excellent potential for a variety of uses such as a wine cellar, secure storage space, hobby room, workshop, home gym, or even a creative studio. A rare addition that combines practicality with character, adding both interest and functionality to the outdoor space.



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



**Citrine Estates Office**

7 High Street, Hythe, Southampton,  
SO45 6AG

**Contact**

023 81980 023  
[christina@citrine-estates.co.uk](mailto:christina@citrine-estates.co.uk)  
[www.citrine-estates.co.uk](http://www.citrine-estates.co.uk)

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