



**Augustus Cottage Roman Road, Hythe, SO45 3NN**  
**£475,000**





# Augustus Cottage Roman Road

Hythe, Southampton

Internal viewing is essential to fully appreciate the high quality home on offer within this modern, energy efficient, link-detached house, built by 'Bulkley Construction' in 2014. Deceptively spacious, well-designed accommodation provides great flexibility for buyers and features an impressive open-plan kitchen/family area with bi-fold doors opening onto the garden along with a separate lounge. Further to this are four well-proportioned bedrooms, an ensuite to the master bedroom, a family bathroom and a ground floor WC. The property has various appealing features throughout. This includes a bespoke kitchen with integrated appliances, UPVC double glazing, gas fired combi boiler and solar panels. Outside of the property, the frontage benefits from two driveways as well as a single garage. To the side and rear is a generous, enclosed rear garden boasting a good level of privacy provided by surrounding wooded areas.

## LOCATION

The property is positioned conveniently for both The New Forest National Park and all of the amenities within Holbury as well as other surrounding towns/villages. The amenities available include various shops, restaurants and bars as well as a recreation centre at Gang Warily and a golf course at Dibden. Proximity to the coast, Lepe Country Park and Calshot Activity Centre enable many other outside interests to be enjoyed. Regular bus links provide access to most of the surrounding areas and, from Hythe Village, a passenger ferry service



**1 Southward House**  
Dibden Purlieu SO45 4PT



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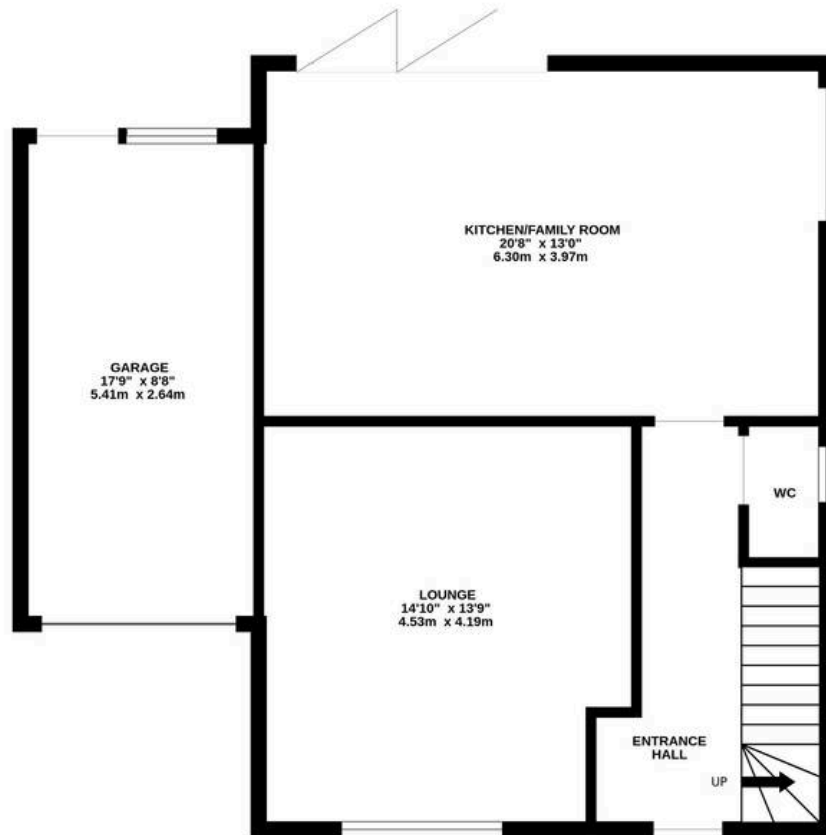
[info@anthonyjamesproperties.co.uk](mailto:info@anthonyjamesproperties.co.uk)



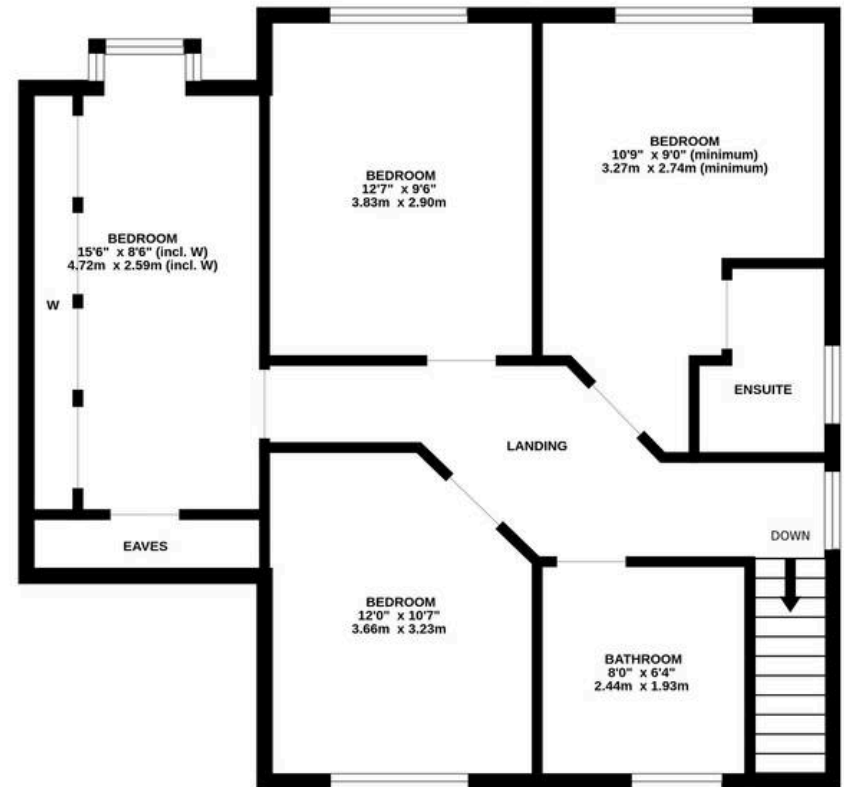




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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