

WILLOWS Garden City, Dibden, Hampshire SO45 5TE

Price Guide £725,000



- Beautifully Presented Detached Three Bedroom Bungalow ● Exceptionally Bright and Spacious
 - Stable Yard with Two / Three Loose Boxes and Store
- Enclosed Lawned Gardens and Paddock ● Just Under One Acre In All
 - Desirable New Forest National Park Location
 - New Forest Grazing Rights

REF EO8855

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Hythe 2 miles • Lyndhurst 8 miles • Southampton Centre 9 miles • M27 (Junction 2) 7 miles
Ashurst Railway Station 6 miles (with services to London Waterloo via Southampton)

A bright and spacious three bedroom detached bungalow set in just under one acre of grounds with stables, in a desirable location within the New Forest National Park.

The original parts of the bungalow are understood to date back to the 1930's with various alterations and extensions, the most recent of which was added about twenty years ago. In the agent's opinion the property is beautifully presented throughout and in addition to providing a lovely home, the adjoining grounds are ideal for smallholding or private equestrian use. Over the years the current owners have kept ponies, chickens, ducks and geese here, and have also used the land for dog agility.

Garden City is a small collection of properties in an attractive setting within the New Forest National Park, while remaining conveniently close to Southampton City Centre and the excellent transport links. The open forest with its extensive walking, cycling and riding routes is just over half a mile away.

There is convenient access to a wide range of local amenities with nearby Dibden Purlieu offering a Tesco Express, Post Office, local shops and everyday services. The bustling centre of Hythe is just a short drive away providing an excellent selection of supermarkets, cafes, restaurants, and leisure facilities. Lyndhurst is within easy reach and offers a charming selection of independent shops, cafes and restaurants, whilst nearby beaches at Lepe and Calshot provide coastal walks and leisure opportunities.

Southampton, the M27 motorway network and Southampton Airport are all readily accessible. Rail services from nearby Southampton Central, Totton and Ashurst New Forest Stations provide direct connections to London Waterloo and other major destinations.

THE RESIDENCE

A beautifully presented bright and spacious, three bedroom bungalow with gas fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the **Front Porch** leads into the **Kitchen** which is fitted with a range of modern units and breakfast bar with hardwood worksurfaces and Karndean flooring. There is an integral fridge / freezer, electric cooker point with extractor hood and 1½ bowl stainless steel sink.

The exceptionally spacious **Living / Dining Room** has glazed double doors opening out to a decked area and the garden. There is a **Utility Room** with plumbing for washing machine, space and vent for tumble dryer, sink and storage plus a **Cloakroom** with WC and wash hand basin.

There are **Three Good Sized Bedrooms** and a **Family Bathroom** incorporating a bath, WC, wash hand basin and shower cubicle.





OUTSIDE

The property is approached along an unadopted lane which is shared with the other residence in Garden City. From the lane, double gates open onto a large gravelled drive with space for numerous vehicles including horseboxes, flanked by lawns with two beautiful mature Weeping Willow trees.

There is a **Stable Yard** set on an enclosed concrete yard with light and power supplies providing **Timber Stable Block with Two / Three Loose Boxes and Storage**.

The main lawn / paddock is enclosed by mature trees and tall hedging which provides a high degree of shelter and privacy.



IN ALL APPROX. 0.87 ACRES
(About 0.35 Hectares)

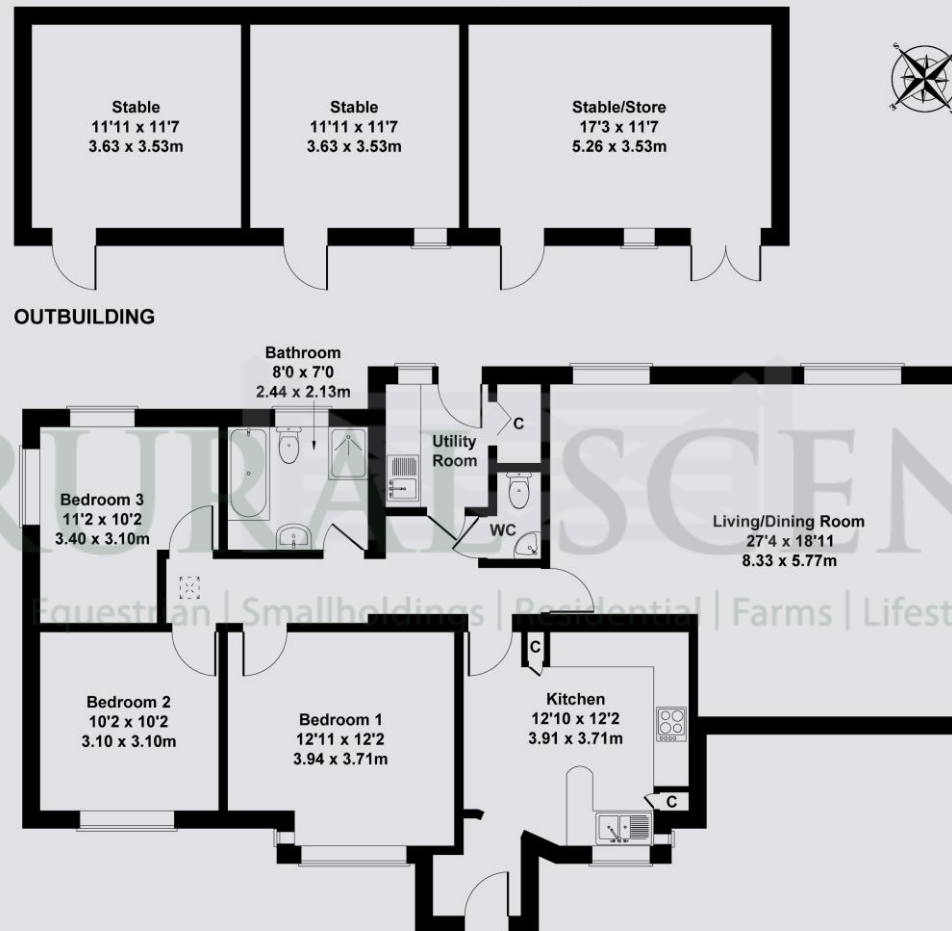
RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



Willows SO45 5TE

Approximate Gross Internal Area
1763 sq ft - 164 sq m



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NEW FOREST DISTRICT COUNCIL
Tel: 02380 285000

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS GAS, PRIVATE DRAINAGE with Klargester water treatment system, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX D

DIRECTIONS

From the large roundabout on the Hythe bypass, head east towards Dibden and Marchwood and after a short distance turn left towards Marchwood. Continue for a few hundred yards and turn left into Garden City where Willows will be seen straight ahead.

what3words ///quit.necks.holly

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Willows** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

