



The Haven | £575,000

Larch Avenue, Holbury, Hampshire, SO45 2PB





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Summary

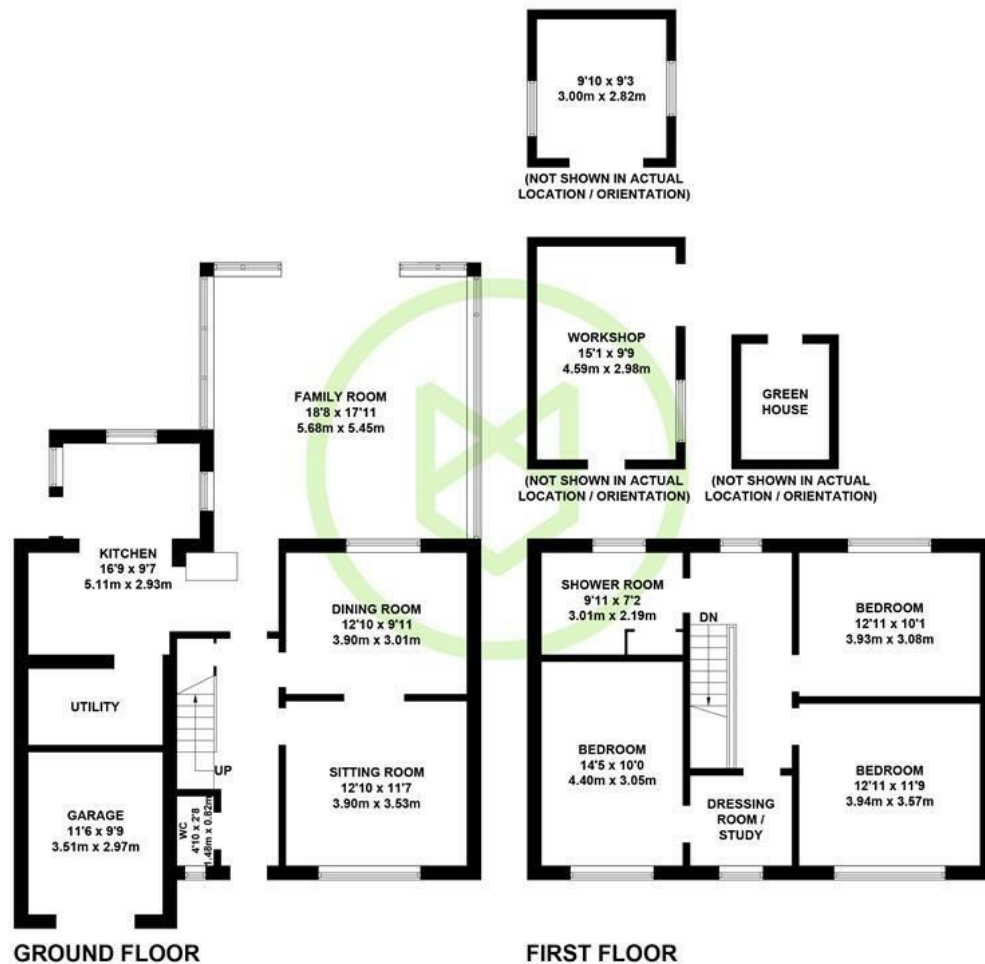
Discreetly positioned on a private road in Holbury and just a 5 minute walk from the New Forest and a 5 minute drive from Beaulieu, Exbury, Hythe and both Lepe and Calshot beaches is this generous and well loved family home offering a wonderfully social and versatile arrangement of accommodation. The three large double bedrooms and family shower room on the first floor are complemented by an open plan sitting and dining room with a spacious fitted kitchen and adjoining utility. An impressive family /sun room features a log burning stove and over looks the private and mature rear garden with a patio seating area for entertaining, pond and decking, aviary, summer house with jaccuzzi as well as a workshop. Ample off road parking is available in the gated driveway which fronts the part converted integral garage. Solar panels and battery are fitted producing a yearly income to offset the running cost of this energy efficient home.

Features

- An extended and detached family home
- Versatile arrangement of accommodation
- Three large double bedrooms
- Family shower room and separate wc
- Sitting room with open fireplace and separate dining room
- Impressive family/sun room opening to the garden
- Fitted kitchen and utility room
- Ample off road parking on the gated driveway and integral garage
- Mature and private gardens with many features
- Solar panels and battery producing an annual income

EPC Rating

Energy Efficiency Rating
Current B
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1028 SQ FT / 95.5 SQ M
FIRST FLOOR = 687 SQ FT / 63.8 SQ M
OUTBUILDINGS = 399 SQ FT / 37.1 SQ M
(INCLUDING GARAGE)
TOTAL = 2114 SQ FT / 196.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1232704)

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Ground Floor

The welcoming entrance hall hosts the cloakroom with wc and wash basin as well as useful storage space under the stairs. To the right the sitting room features an open fireplace as a focal point and flows into the adjoining dining room offering ample space for a family dining table and chairs. The extended kitchen offers access to the garden and a range of oak fronted wall and base units providing extensive storage with contrasting granite worksurfaces. Integrated appliances include an eye level double oven and five burner gas hob with extractor hood over. Space and plumbing is available for a dishwasher and American fridge freezer. The adjoining utility room offers additional storage space, plumbing for white goods and houses the gas fired combi boiler. A large family/sun room overlooks the private rear garden via sliding patio doors and boasts a log burning stove.

First Floor

The spacious galleried landing allows access to the part boarded loft space via a hatch and pull down ladder. Bedroom one is accessed via a dressing room/study and offers ample space for freestanding wardrobes. Bedrooms two and three are both large double double rooms and are served by the family shower room comprising a walk in shower, wc, wash basin and heated towel rail. A shelved linen cupboard provides useful storage space

Parking

Off road parking is available on the gated driveway for several vehicles fronting the part converted integral garage.

Outside

A secure side gate accesses the mature and private rear garden with a covered side entrance to the kitchen and log store. This landscaped and wonderfully private outdoor space enjoys a sunny aspect with a large patio seating area which abuts the rear of the property, ideal for entertaining or al fresco dining. Neatly edged shaped lawns and a gravel pathway extend to the rear of the garden past a large fish pond and deck, fitted with external lighting. Other features include an aviary, summer house with hot tub, greenhouse, workshop and compost area.

Location

Nestled on the edge of the New Forest National Park, Holbury is a desirable village in Hampshire offering the perfect balance of countryside charm and convenient access to modern amenities. Popular with families, professionals, and retirees alike, Holbury benefits from a strong sense of community, excellent local schools, and a wide range of local shops, services, and leisure facilities. The area boasts beautiful green spaces and woodland walks right on the doorstep, while nearby attractions such as Calshot Beach and Lepe Country Park provide opportunities for coastal recreation and outdoor activities. Holbury is also ideally positioned for commuters, with easy access to the A326 and nearby links to Southampton, Totton, and the wider south coast. Public transport is well-served, and the nearby towns of Hythe and Fawley offer additional retail and dining options. Whether you're seeking a peaceful village atmosphere or proximity to key transport routes and scenic surroundings, Holbury offers a well-connected yet tranquil lifestyle in the heart of southern Hampshire.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Cadland Primary School & Manor Church Of England Infant School

Secondary School

The New Forest Academy

Council Tax

Band E - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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