



PADDOCK VIEW, NEWPORT LANE

BRAISHFIELD, ROMSEY, HAMPSHIRE

EVANS & PARTRIDGE















PADDOCK VIEW, NEWPORT LANE, BRAISHFIELD, ROMSEY, HAMPSHIRE, SO51 0PL

AN EXCITING OPPORTUNITY TO PURCHASE THIS WELL SITUATED DETACHED PROPERTY STANDING IN JUST UNDER HALF AN ACRE WITH ATTRACTIVE VIEW TO THE REAR, SITUATED IN A QUIET LANE ON THE EDGE OF THIS POPULAR VILLAGE

**THREE/FOUR BEDROOM BUNGALOW - SPACIOUS ONE BEDROOM ANNEXE
MATURE GARDEN AND GROUNDS EXTENDING TO 0.47 ACRES
QUIET EDGE OF VILLAGE SETTING
AMPLE OFF-ROAD PARKING, DOUBLE GARAGE AND OUTBUILDINGS/STORES
ATTRACTIVE VIEW TO THE REAR
WITHIN THE SETTLEMENT AREA OFFERING SCOPE AND POTENTIAL**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A detached 3/4 bedroom bungalow requiring modernisation, together with an attached recently modernised light and airy one bedroom annexe. The property stands almost centrally in a near half acre level plot with an attractive garden featuring a number of mature oak trees and an open outlook to the rear over a paddock. The property is situated within the Settlement Area and offers scope for extension or potentially replacement/redevelopment. The quiet setting in Newport Lane provides a particularly attractive place to live with fantastic walking and cycling opportunities in the surrounding countryside.

LOCATION

The property is situated in a quiet lane on the edge of the old part of the village of Braishfield. The village, which has an excellent community and primary school, also has a village hall/community shop, church, recreation ground, two public houses, and is only about 10 minutes' drive from Romsey with its wider range of amenities, as well as being well placed for commuters to Southampton and Winchester. Trains run from Winchester to London in just over one hour. There is access to the M27/M3 just south of Winchester.

ACCOMMODATION

| | |
|-----------------------|---|
| Entrance Porch | Wide on exposed posts. Outside lantern style light. Hardwood door with high level leaded glazed window into: |
| Reception Hall | Coir mat at threshold. Obscure glazed window to the front aspect. Pendant light point. Meter and fuse box. Narrow deep broom cupboard with high shelving opening into: |
| Inner Hall | Doors to living with separate dining area, kitchen/breakfast room, family bathroom and cloakroom. |
| Cloakroom | Matching suite comprising wash hand basin with tiled surround. Low level WC. Obscure glazed window to front aspect. Ceiling light point. |
| Living Room | (With separate dining area) Open brick fireplace with exposed brickwork to one side. Tiled hearth and raised tile display recess. Hardwood sill above. Wide bay picture window to front aspect overlooking the gardens with deep display sill. Glazed double doors onto side terrace. Pendant and wall light points. Coving. Wide opening to side of chimney breast into: |
| Dining Area | Glazed double doors onto side terrace. Coving. Pendant light point. Open arch into: |

| | |
|---------------------------------|--|
| Kitchen / Breakfast Room | Ceramic twin bowl sink unit with mixer tap and drainer. A range of pine fronted high and low level cupboards and drawers, including low level wine racking, plate rack, display shelving and obscure glazed fronted unit. Pine edged ceramic tiled work surfaces with decorative ceramic tiled splash backs. Bosch oven and grill, separate four ring hob, extractor fan and light above. Space for breakfast table or dresser, recess for tall fridge freezer. Worcester oil-fired boiler with cupboards to side and above. Ceramic tiled flooring. Picture window to the rear aspect. Pendant light point. Opening into: |
| Utility Room | Belfast sink unit. Ceramic work surfaces and splash back. High and low level cupboards and drawers. Tiled flooring. Recess and plumbing for washing machine with space above for microwave. Window to rear aspect enjoying views over the garden towards paddock and trees beyond. Obscure glazed door to rear lobby/link to access. |
| Inner Hall | Door to deep shelved cupboard with further fuse box. Loft hatch. Pendant light point. Pine doors to bedrooms. |
| Bedroom One | Picture window to rear aspect enjoying views over the rear garden, paddock and trees beyond. Built-in wardrobes to the full width of the room. Pendant light point. |
| Bedroom Two | (Double bedroom) Picture window to front aspect. Port hole stained glass window depicting ship to side aspect. Wardrobes. Pendant light point. |
| Bedroom Three | Picture window to front aspect. Hardwood flooring. Pendant light point. |
| Bedroom Four / Study | Picture window to the rear aspect. Ceiling spotlights. |
| Bathroom | White suite comprising pedestal wash hand basin. Low level WC. Panelled bath with mixer tap/handheld shower attachment to one end. Glass/shower board enclosure with modern Tritan electric shower. Ceramic tiled flooring. Chrome towel radiator. Ceiling spotlights. Obscure glazed window to rear aspect. Circular mirror with light above and shaver socket to one side. |
| Rear Lobby | A useful area constructed of brick plinths with double glazed windows above under a flat roof linking the main property to the Annexe. UPVC half leaded glazed door to rear garden. Further internal door with glazed panel into store room with light and shelved area. Further door, part obscure glazed into: |
| <u>ANNEXE</u> | |
| Hall | Oak effect flooring. Pendant light point. Panelled doors to kitchen and dining room. |
| Kitchen | Long roll top work surface with metro tiled splash back. Inset stainless steel sink with mixer tap and drainer. A range of low level cupboards and drawers. Picture window to side aspect overlooking part of the rear garden. Fluorescent strip light. |
| Dining Room | Oak effect flooring. Wide picture window to the front aspect. Pendant light point. Arch into: |
| Living Room | (Dual aspect) Oak effect flooring continues. Wide picture window to front aspect. Glazed double doors with further glazed panels to either side open out into the garden. Door into: |
| Bedroom | (Double bedroom) Oak effect flooring. Wide picture window to side aspect. Pendant light point. Panelled door to: |
| En Suite Shower Room | White suite comprising wash hand basin with metro tiled splash back, electric mirror above, double cupboard beneath. Chrome towel radiator. Quadrant curved glass/shower board enclosure with Tritan electric shower. Obscure glazed window to rear aspect. Ceiling light point. Open doorway to: |

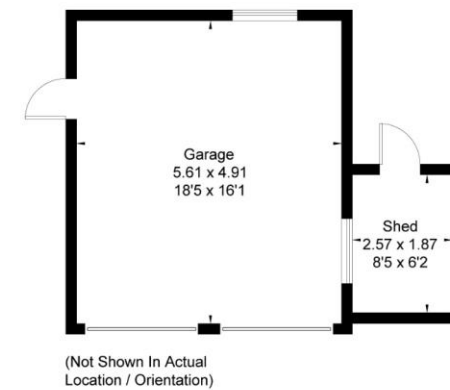
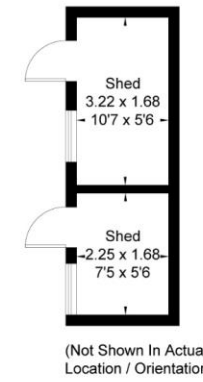
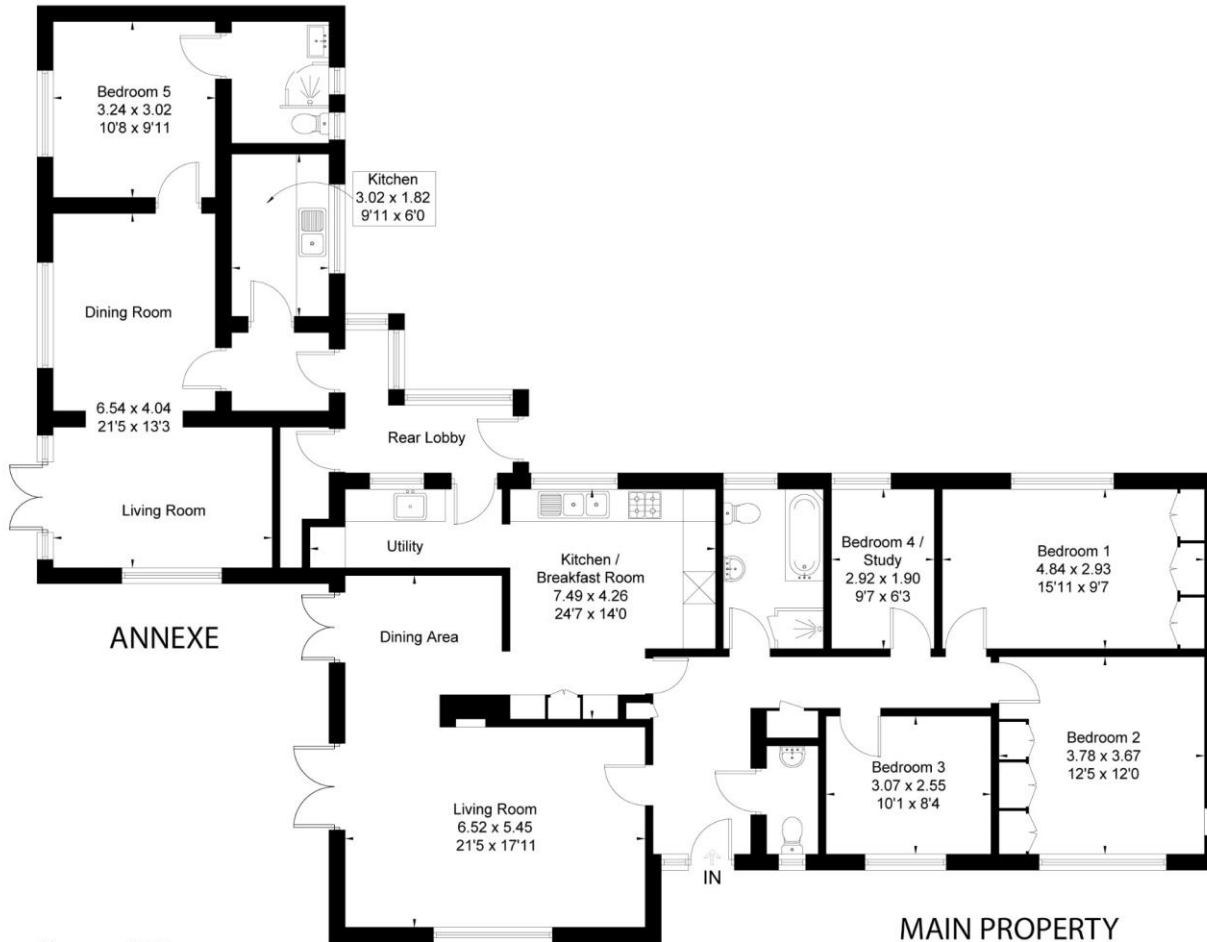
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|-------------------------|---|
| WC | Low level. Obscure glazed window. Ceiling light point. |
| OUTSIDE | Wide access off village lane onto spacious tarmac driveway providing comprehensive parking and access to the double garage. |
| Double Garage | Constructed of brick elevations beneath a flat felt roof, twin up and over doors to front. Light and power connected. |
| Front Garden | Large level laid to lawn interspersed by a variety of specimen and fruit trees. Maturing oak tree to corner and cedar to one side. Central raised rockery and flower border with central bird bath. Staddle stone. Further herbaceous and rose borders. The front garden is well enclosed on all sides by tall hedging plants. Brick arch and wrought iron gate between the property and garaging leads to the rear garden. A particular feature of the wide rear garden is its attractive open outlook and views over an adjoining paddock dotted with mature trees. |
| Rear Garden | Comprises a paved patio area with surrounding shrub borders and views over the garden. Level and laid to lawn with a number of mature oak and ash trees along the rear boundary. Rose border, weeping willow, conifer, laurel, mature hedging to most boundaries. To the side of the garage, raised oil tank, hard standing with gates to driveway. Timber frame and clad stores. |
| Side Garden | (Mainly overlooked and used by the Annexe) Shingle and gravel terrace surrounding level lawns. |
| Services | Mains water, electricity and drainage. Oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge. |
| Agent's Note | There was some movement in the Annexe which caused cracking in the walls. An insurance claim and investigation has been completed. Vegetation was removed that was thought to have added to the shrinkage to the ground, causing the rotation and cracking. This was then monitored for a period of time, and has a Certificate of Structural Adequacy. The Annexe was then fully redecorated and floored with new kitchen and new shower room. |
| Directions | SO51 0PL |
| Council Tax Band | F |

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Approximate Floor Area = 174.2 sq m / 1875 sq ft
 Garage = 27.4 sq m / 295 sq ft
 Total = 201.6 sq m / 2170 sq ft (Excluding Sheds)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72665

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (95-100) | A | | |
| (81-94) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 41 | |
| (1-20) | G | | |

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC