



2 West Road, Dibden Purlieu
£875,000



2 West Road

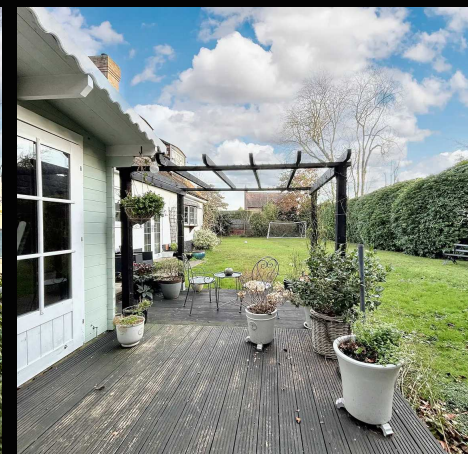
Dibden Purlieu, Southampton

A simply wonderful property which is sat on a 0.3 acre plot and located within a highly desirable part of Dibden Purlieu Village. Internally there are four double bedrooms, an open plan kitchen/breakfast/dining room, a double aspect lounge, a snug, a study, a utility with a WC adjacent, a shower room and a further family bathroom. Outside of the property you will find a large wrap around garden, a summer house, a tandem garage and a generous driveway. Further features include UPVC double glazing and gas central heating. An internal viewing is a must to fully appreciate the versatile and spacious accommodation on offer.

West Road is positioned in one of the most requested areas of Dibden Purlieu which is favoured for being within walking distance to The New Forest National Park, the local village amenities as well as the highly favoured Orchard and Noadswood schools. A local bus service provides access to neighbouring towns throughout The Waterside, including Hythe Village, where a passenger ferry service operates regularly to Southampton. A Golf Course and driving range can be found in nearby Dibden and Applemore recreation centre has a gym, a public swimming pool and excellent leisure facilities.

Council Tax band: F

Tenure: Freehold



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D	65	75	(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G	6	4
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

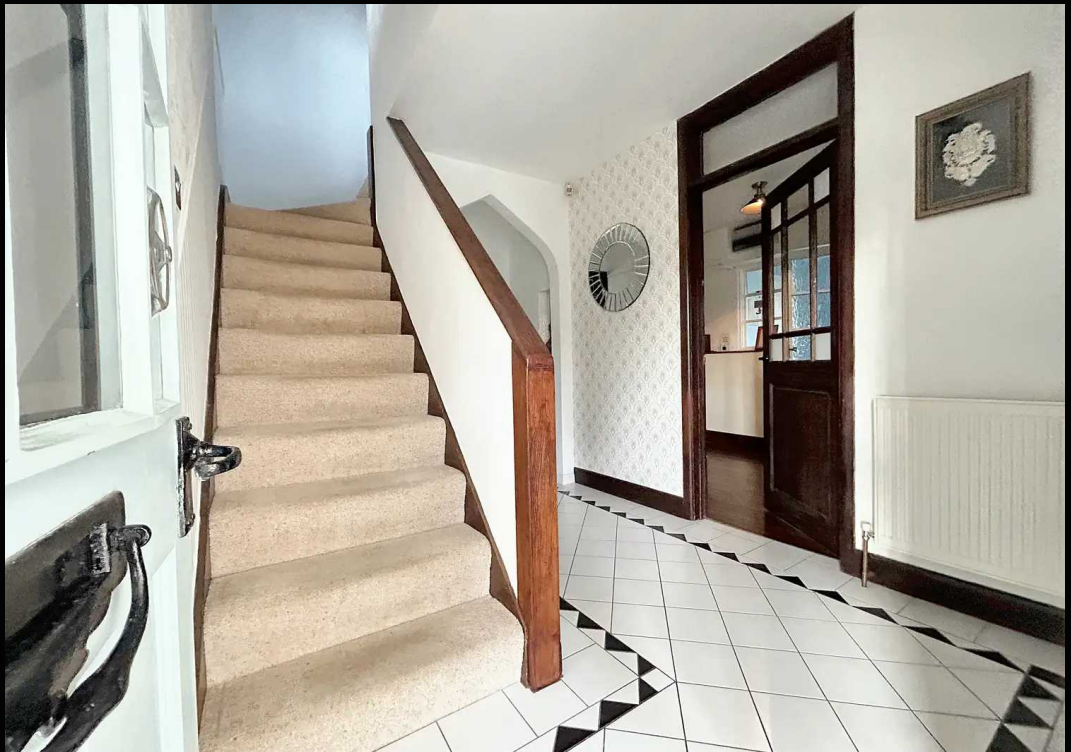


1 Southward House
Dibden Purlieu SO45 4PT

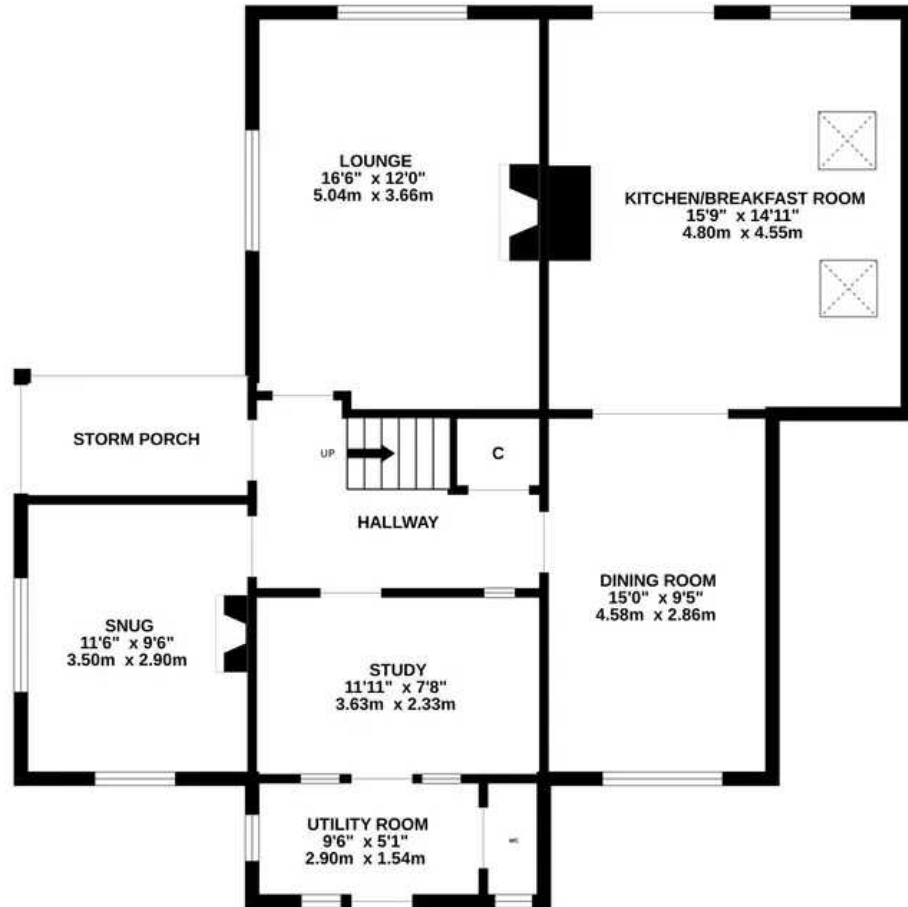


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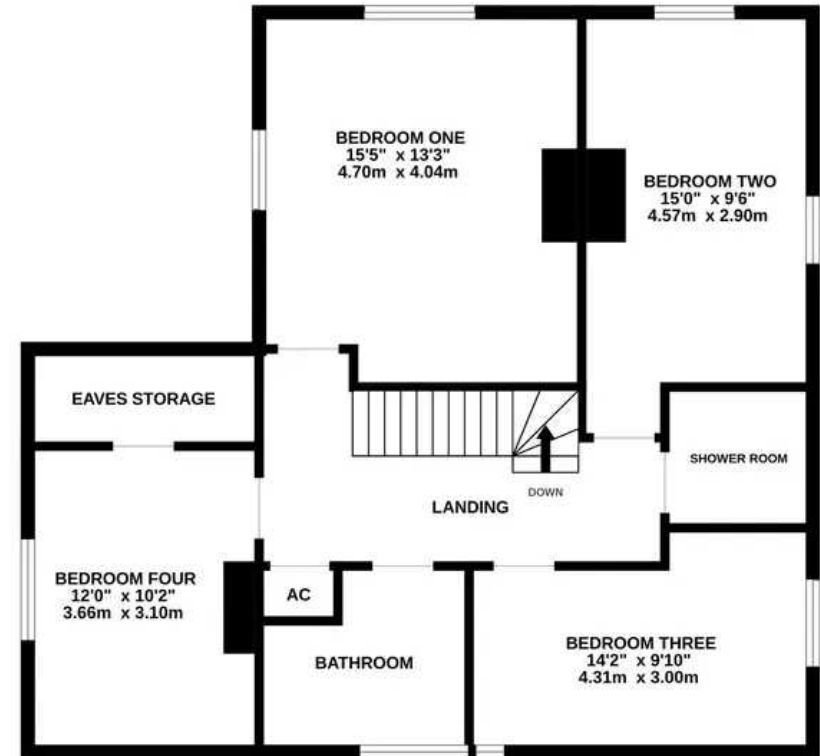
info@anthonyjamesproperties.co.uk



GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1801 sq.ft. (167.3 sq.m.) approx.

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.