



47 Hampton Lane, Blackfield
£429,950



47 Hampton Lane

Blackfield, Southampton

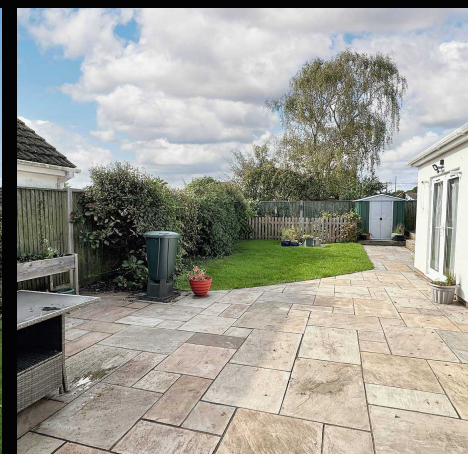
This extensively renovated detached bungalow is a stunning example of a home and would suit for a variety of potential buyers. The property has undergone a meticulous transformation, featuring re-modelled and extended accommodation that must be seen to be fully appreciated. Boasting three double bedrooms, a bathroom and a separate shower room, there is plenty of space and flexibility. In addition to this, there is a lounge, kitchen, dining room, and utility room, designed for practicality.

Outside, the property benefits from a generous driveway affording ample off-road parking, a detached garage, and a separate, adaptable outbuilding offering the potential to work from home with ease. The westerly-facing, landscaped rear garden enjoys plenty of sunlight and privacy.

The property is finished with UPVC double glazing, gas central heating and 'Monocouche' self-maintenance rendering, adding to its contemporary appeal.

LOCATION

Hampton Lane is positioned close to the edge of The New Forest National Park and just a short drive from the local beaches at Lepe Country Park and Calshot. There are various amenities conveniently placed in Blackfield centre including local shops, a café, takeaways, and a bus service to the surrounding areas including Hythe and Southampton. There is also a pub within walking distance. Many indoor and outdoor activities can be enjoyed at local sports



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			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC

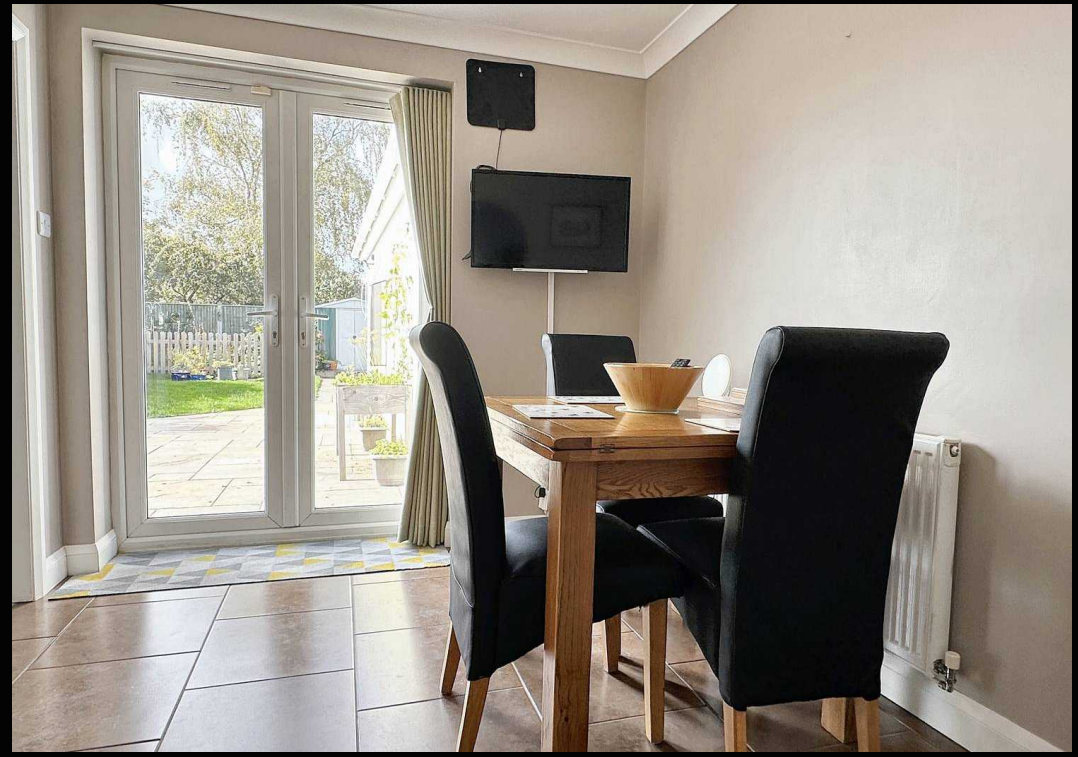


1 Southward House
Dibden Purlieu SO45 4PT

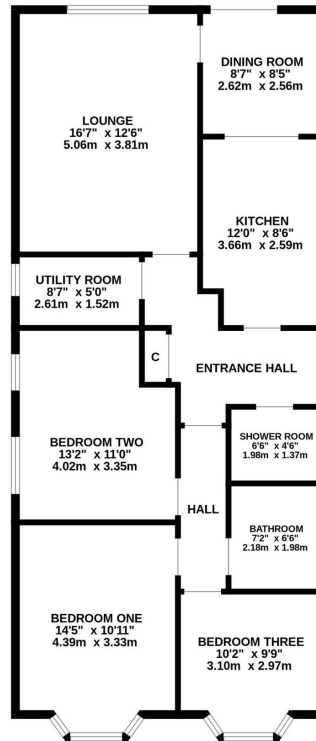
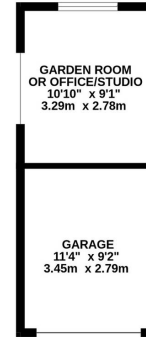


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GROUND FLOOR



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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