



Cheverell, Chapel Lane

Langley, Southampton, SO45 1YX



This beautifully presented, architect-designed home is set at the end of a private drive on the edge of The New Forest National Park and within a short drive of the coast. Internally, the thoughtfully designed accommodation provides excellent space and flexibility. This includes two generous double bedrooms on the first floor, a galleried landing, a single bedroom, an ensuite shower room and a family bathroom. On the ground floor there is a welcoming reception hall, an impressive dual-aspect lounge, a social kitchen/living area, a study, a utility room and a WC. Outside, the established plot measures around 0.3 acres and features a heated swimming pool, a detached garage with studio, and a large driveway providing plenty of off-road parking as well as a turning area. This property affords many other pleasing features including gas central heating, UPVC double glazing, smooth ceilings and oak doors. We strongly advise an internal viewing.

Price: £735,000



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LOCATION

Cheverell is set at the end of a private gravel drive, within a popular and established residential development on the very edge of The New Forest National Park and near to Exbury. There are various amenities conveniently placed in nearby Blackfield and Holbury villages which include schools catering for all age groups, shops (including a Sainsbury Local and Tesco Express), takeaways and a pub/restaurant is set within walking distance (in Langley itself). Supermarkets are located in nearby Holbury (Co-op), Dibden (Tesco) and Hythe (Waitrose and Lidl). Many indoor and outdoor activities can be enjoyed at local sports centres situated at Calshot, Gang Warily and Applemore (with swimming pool). This includes

walking, running, cycling, fishing, boating and horse riding. There is also a Country Park with beach at Lepe as well as a golf course with Driving range in Dibden. Regular bus services run from Blackfield throughout the Waterside area while also providing access to Southampton City Centre.

RECEPTION HALL

A bright and welcoming reception area with a composite front door, a timber floor and a skylight. Turning staircase leads to a galleried landing. Timber flooring.

KITCHEN/LIVING ROOM

This social living area enjoys an airy, triple-aspect



with windows to front, side and rear as well as UPVC double glazed French doors opening onto the southerly facing garden. The kitchen is fitted with an extensive range of cupboards and drawers fitted at base as well as eye level with an integrated dishwasher and feature lighting. Granite work surfaces include a inset Butler sink with draining area, mixer tap and tiled splash backs. Space for Range cooker and American style fridge/freezer. 'Karndean' tiled flooring throughout.

UTILITY ROOM

Benefiting from a range of cupboards and drawers fitted at base as well as eye level with granite effect

work surfaces and an inset sink, drainer and mixer tap. Space available for tumble dryer and washing machine. Wall-mounted 'Worcester' gas-fired boiler. 'Karndean' tiled flooring. UPVC double glazed door to rear with side window.

WC

Refitted with WC and wall-hung hand basin with splash back tiling. 'Karndean' tiled flooring. Window to front.

LOUNGE

Enjoying a dual-aspect with window to front and UPVC double glazed French doors to the rear garden with

matching side windows. A stone fireplace houses a gas fire.

DINING ROOM OR BEDROOM FOUR

This adaptable room is currently used as a dining room but would make an excellent ground floor double bedroom. Window to rear.

STUDY

Timber flooring. Window to front.

FIRST FLOOR LANDING

This pleasing, galleried landing has a skylight and a built-in airing cupboard housing the pressurised hot water cylinder. Access to loft.

MASTER BEDROOM

This double bedroom has a window to side and UPVC double glazed French doors opening onto the balcony enjoying a pleasing outlook across the garden.

DRESSING ROOM

Benefiting from fitted wardrobes and drawers. Window to rear.

ENSUITE

Refitted with a suite comprising a double-ended bath, a tiled shower cubicle, a WC and a hand basin with fitted storage. Tiling to walls, heated towel rail, skylight and window to front.

BEDROOM TWO

An impressive double bedroom with windows to front and rear.

BEDROOM THREE

Window to rear.

BATHROOM

Refitted white suite comprising a bath with shower and glass screen, a WC, a bidet and a hand basin with





fitted drawers. Tiling to walls, 'Amtico' flooring, window to front.

OUTSIDE OF THE PROPERTY

ENTRANCE

The property is approached via a private gravel track serving just two properties. Electric double gates open onto a large shingle driveway allowing plenty of off-road parking.

DOUBLE GARAGE

Two electric up and over doors to front. Window and door to side. Stairs to adaptable, studio loft area with window (offering excellent flexibility but currently used as a gym).

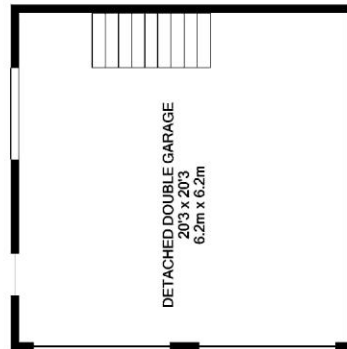
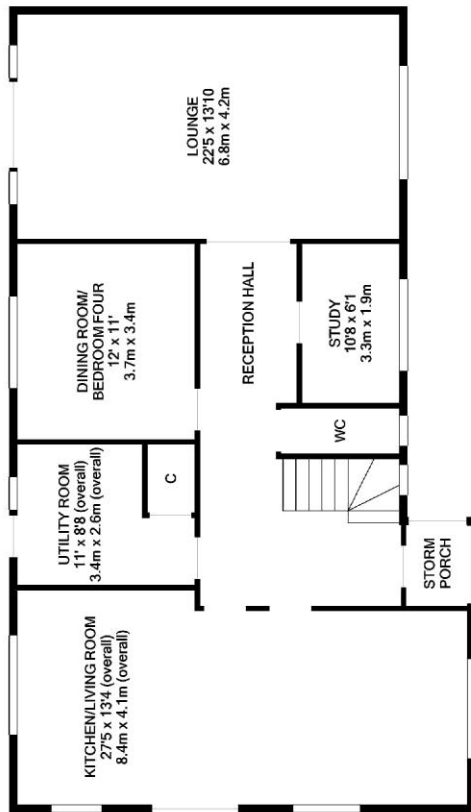
GARDENS

The sizeable plot enjoys plenty of natural screening from surrounding trees and bushes as well as

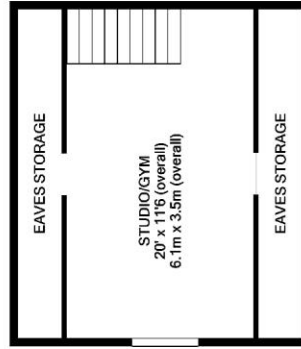
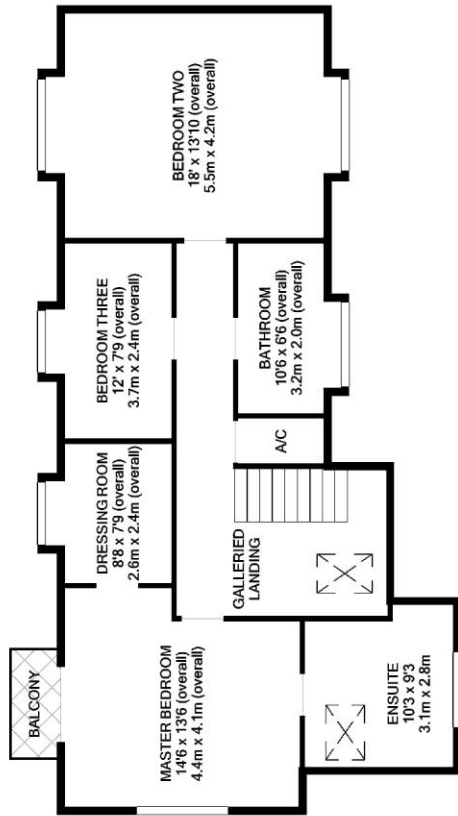
featuring a heated swimming pool with patio (featuring its own outside shower by the kitchen). The garden is largely laid to lawn with a wide variety of established shrubs and ornamental trees. A timber gate opens onto the front driveway. There is also a timber shed and a timber 'pool house' (housing the pump for swimming pool and other controls). The gardens have south and westerly aspects enjoying plenty of sunshine through the day.

COUNCIL TAX

This property is in council tax band "E".



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or inaccuracy in the plan. The floor plan is for information only and does not constitute an offer 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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