



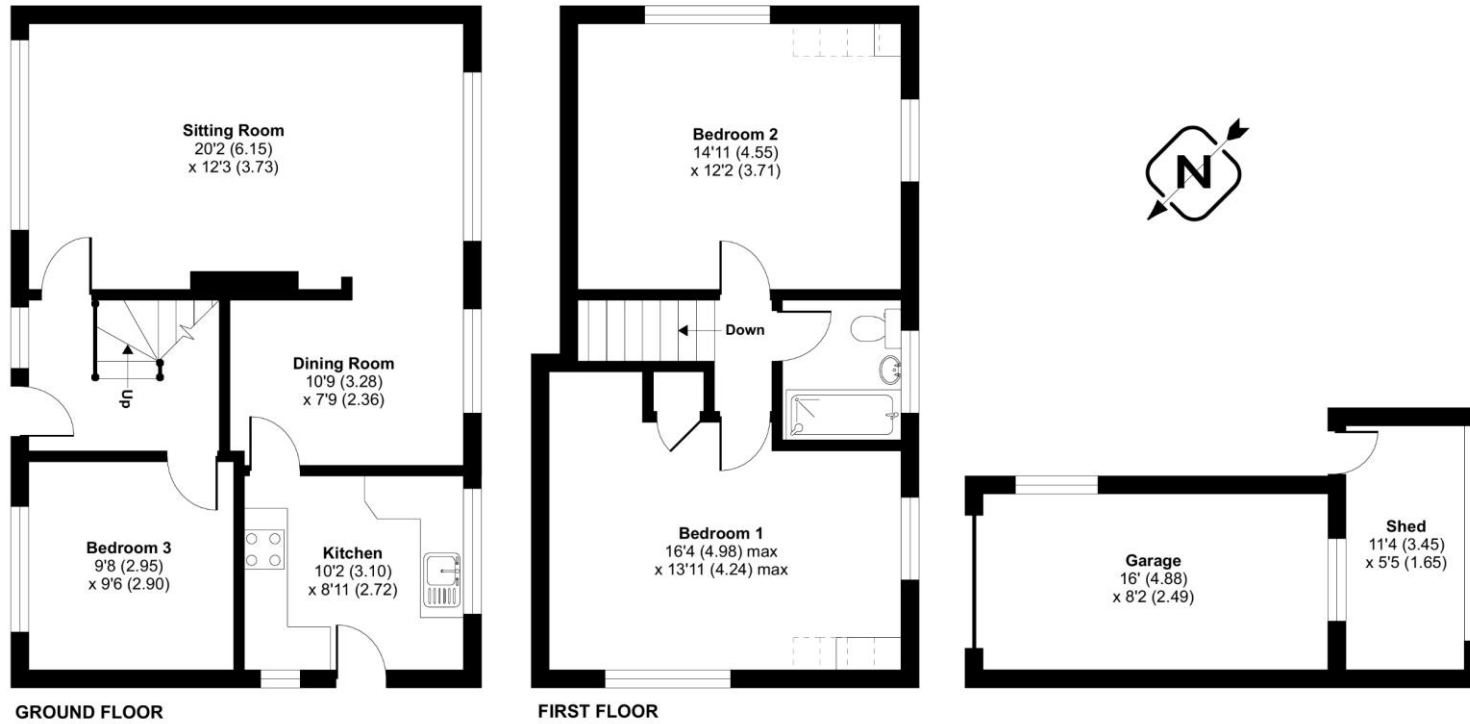


ACCOMMODATION

Situated on arguably one of the most desirable roads in the area is this individual three-bedroom chalet bungalow in the rural hamlet of Newtown. Offering flexible ground floor living accommodation with a downstairs bedroom which could be utilised as a reception room if desired. The L-shaped lounge dining room showcasing a dual aspect that can easily be utilised as a fourth bedroom, the property also offers the ideal opportunity to extend or improve the existing footprint by way of extension to the side elevation subject to planning permission. The large front garden is predominantly laid to shingle and features a twin driveway leading up to the parking area and detached garage. The rear gardens are mainly laid to lawn enclosed by an established hedging. There is a variety of outbuildings ideal for storage or hobby space. The property is pleasantly located within Newtown just a short walk from the well regarded Awbridge village primary school and excellent commuter links via the A27.

Approximate Area = 1188 sq ft / 110.4 sq m (includes garage)
 Limited Use Area(s) = 15 sq ft / 1.4 sq m
 Outbuilding = 62 sq ft / 5.7 sq m
 Total = 1265 sq ft / 117.5 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 930747



SITUATION

St.Michaels is situated in the highly desirable hamlet of Newtown within the parish of Lockerley. Ideally located within walking distance of Awbridge primary school, there are a network of country paths to local villages, public houses and to the market town of Romsey. There is a great community spirit within the village with many groups coming together for enjoyment or for mutual benefit. The popular town of Romsey is situated within approximately 4.5 miles offering a host of amenities and varied shopping outlets.



SPECIFICATION

- Individually built three-bedroom chalet bungalow
- Versatile accommodation
- Detached garage
- Twin driveway
- Desirable country lane
- No forward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax band E

GUIDE PRICE

Offers to Excess of £450,000

TENURE

Freehold

AGENTS NOTE

Oil fired heating