

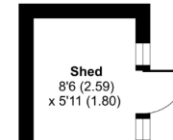
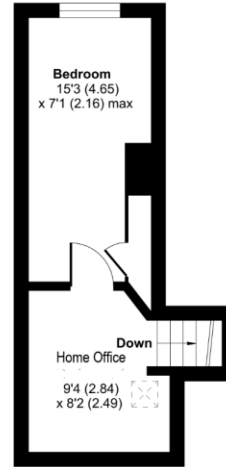
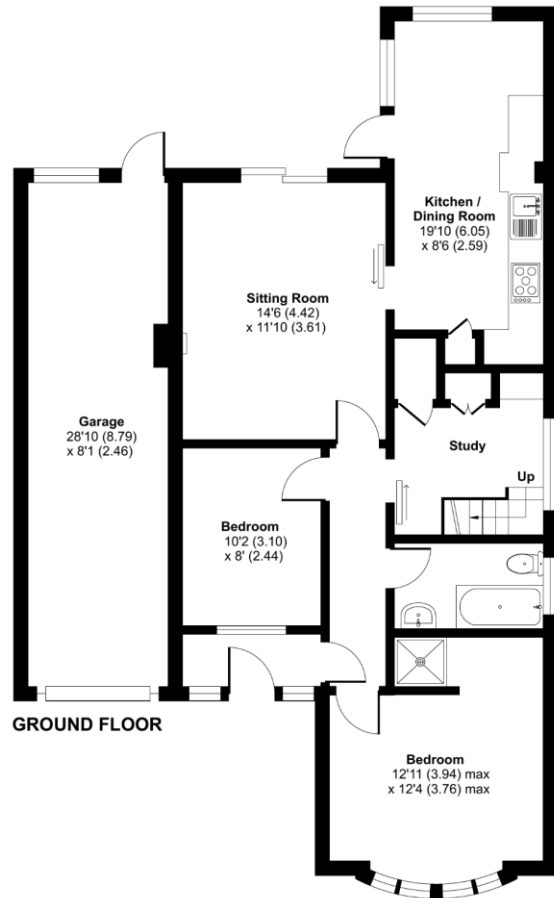




ACCOMMODATION

A wonderful opportunity to purchase this detached bungalow set in the sought-after village of Langley. Offering versatile accommodation with two/three bedrooms, this delightful home has been sympathetically updated over the years to provide light and airy accommodation, with modern styling and tasteful décor. The residence is further enhanced by a pleasant rear garden with patio perfectly situated for relaxing or entertaining. Offering low maintenance with double glazing and a fully fitted kitchen and bathroom suite, this lovely home will appeal to a number of prospective purchasers. To the front there is off-street parking for numerous cars and a spacious 27 ft garage. In addition, the ground floor accommodation offers two good sized bedrooms, one with the benefit of a shower cubicle, a lovely sitting room with feature log burner and patio doors to the garden, with a separate study. Upstairs there are two further rooms which could be used as additional bedrooms or a second study or playroom. The village of Langley is conveniently situated on the fringes of the New Forest National Park with thousands of acres of stunning countryside to enjoy along with the coast and Calshot Activity Centre offering a variety of outdoor and water bound pursuits. A wealth of local amenities are close by including Blackfield Primary School and the New Forest Academy situated in the neighbouring village of Holbury.

Approximate Area = 1248 sq ft / 115.9 sq m (includes garage)
 Outbuilding = 50 sq ft / 4.6 sq m
 Total = 1298 sq ft / 120.5 sq m
 For identification only - Not to scale



FIRST FLOOR

OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(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). © n1checom 2023. Produced for Charters Estate Agents Limited. REF: 974074



Scan the QR code to find out more information about this property.

SITUATION

The property is conveniently located within easy reach of The New Forest National Park and is also just a short drive from the local beaches at Lepe Country Park as well as Calshot. The pretty New Forest villages of Exbury and Beaulieu are both within easy reach. There are various amenities conveniently placed in Blackfield centre, which is within a reasonably short walk. These include an infant/primary school (secondary school located in Holbury), shops and a bus service to the surrounding areas including Holbury, Hythe and even Southampton. Many indoor and outdoor activities can be enjoyed at local sports centres and there is a golf centre at Dibden.



SPECIFICATION

- Well-presented detached bungalow
- Versatile living accommodation
- Sought-after village location in the New Forest National Park
- Principal bedroom with shower
- Spacious kitchen/dining room
- Sitting room with log burner
- Private rear garden
- Garage and driveway parking

LOCAL AUTHORITY

New Forest District Council
Council Tax Band C

ASKING PRICE £425,000

TENURE

Freehold