



Arlebury, Willow Lane, BLACKWATER, Hampshire GU17 9DL

PRICE £500,000 Freehold

**** NO ONWARD CHAIN ****

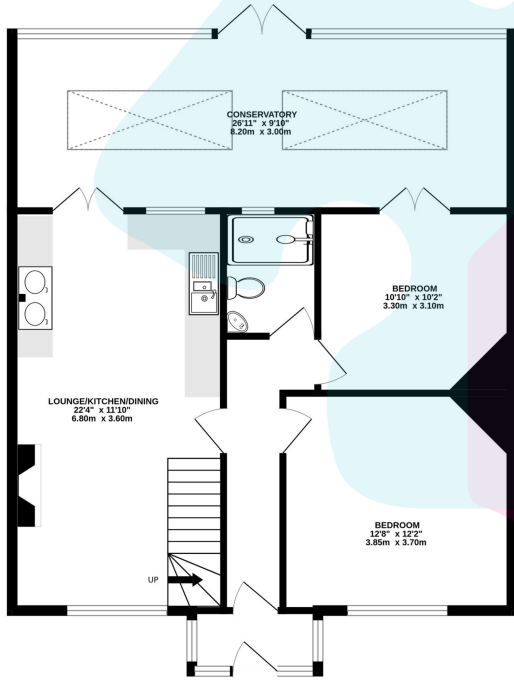
Jigsaw Estates are delighted to offer this charming detached chalet style bungalow situated in a crescent just off the Willow Lane area of Blackwater. Within the property there are various period features including original doors, two wood burning stoves and picture rails. In terms of first floor accommodation, there is a beautiful main bedroom which is approx 19ft x 13ft and has a Juliette balcony enjoying views of the garden. This principal bedroom also has a large and luxurious en-suite bathroom with skylight window.

To the ground floor there are two further double bedrooms, one is currently set up as a music room with a wood burner, the other has double doors leading out onto the orangery. The sumptuous orangery is approximately 27ft in length and provides cosy living and dining areas and flows back into the kitchen area. The kitchen has previously been refitted and has an Aga and breakfast table area. This is open plan to the living room area with it's wood burner and window shutters and just has a wonderful flow.

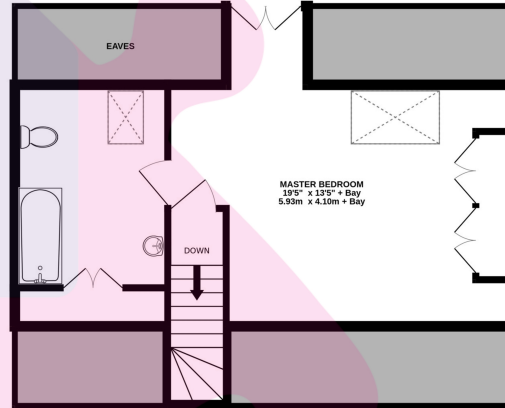


- NO ONWARD CHAIN
- LARGE ORANGERY
- FIRST FLOOR MAIN BEDROOM AND LARGE EN-SUITE BATHROOM
- BEAUTIFUL & MANICURED REAR GARDEN
- DETACHED CHALET BUNGALOW WITH PERIOD FEATURES
- TWO BEDROOMS & SHOWER ROOM ON GROUND FLOOR
- KITCHEN/LIVING ROOM WITH AGA AND WOOD BURNING STOVE
- COUNCIL TAX BAND = C

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

