



PETTENGELLS
ESTATE AGENTS

3 Pegasus Avenue, Hordle, Hampshire, SO41 0HN
Guide Price £650,000

3 Pegasus Avenue, Hordle, Hampshire, SO41 0HN

- Exceptional family home
- Four double bedrooms, two first floor, two ground floor
- Secluded south west garden
- Lots of parking plus wide single garage
- Impressive kitchen/dining room
- Living room with log burner
- Ground floor shower room
- First floor bathroom plus ensuite shower room
- Separate utility room
- Pleasant village location





SPLENDID, SPACIOUS FOUR BEDROOM, THREE BATHROOM FAMILY HOME OFFERED CHAIN-FREE, IN THIS DESIRABLE VILLAGE LOCATION.

Accommodation: The front door is approached via an attractive open porch and there is then a large and impressive hallway with vaulted ceiling to the first floor. The lounge has a log burner and leads into the superb kitchen/dining room, and there is then a separate utility room. There are two downstairs double bedrooms and a shower room. Upstairs the landing leads to two further large impressive bedrooms, with the main one having a walk-in wardrobe and an ensuite shower room, and there is a family bathroom.

Outside: The house sits on an impressive corner plot with pedestrian access off Pegasus Avenue and car access off Berryfield Road where the driveway gives lots of off-road parking and leads to the integral garage with wide electric door. The main garden to the rear enjoys a south-westerly aspect, perfect for afternoon sunshine, has lawned and paved areas. There is also a large shed, as well as a further paved area, as shown in photo, ideal for alfresco drinks or dining!

Council tax band: D, Tenure: Freehold

PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1954 sq.ft. (181.6 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. The 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.

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



PETTENGELLS
ESTATE AGENTS

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk