



**PETTENGELLS**  
ESTATE AGENTS

Highbury, 32 Ashley Lane, Hordle, Hampshire, SO41 0GA  
**Asking Price £599,950**

Highbury, 32 Ashley Lane, Hordle, Hampshire,  
SO41 0GA

- Charming character home
- Lovely village location
- Three bedrooms
- First floor bathroom
- Ground floor shower room
- Well appointed kitchen
- Three reception rooms
- Spacious garage
- Driveway to front
- Good size garden





SPLENDID CHARACTER HOUSE, VILLAGE LOCATION, THREE BEDROOMS, TWO BATHROOMS AND THREE RECEPTION ROOMS, SUPERB GARDEN.

Accommodation: The porch leads to an entrance hall and then into two lovely reception rooms, either side of the staircase in the traditional style of New Forest cottage. A well-appointed kitchen with granite work surfaces and integrated appliances overlooks the rear garden. There is then a lobby area leading to a newly built shower/wet room. A wonderful conservatory/sun lounge overlooks the rear garden. This is also heated so it can be used all year round. The first floor landing leads to three bedrooms, two doubles and a single, all with the benefit of extensive modern built in wardrobes, and there is a main bathroom, which also has a separate shower.

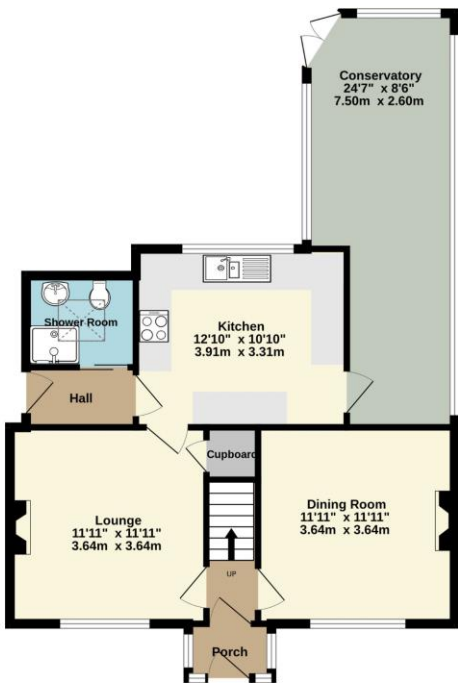
Outside: To the front there is an area of garden and a driveway. There is a garage, great for storage, measuring 6.1m x 2.7m and also having the benefit of power supplied, which there is also to the summer house at the bottom of the lovely rear garden, either side of which there is a shed. The garden itself has a lovely lawned area, mainly with shrub borders, and there's a large patio adjoining the house.

EPC: D, Council tax band: E, Tenure: Freehold

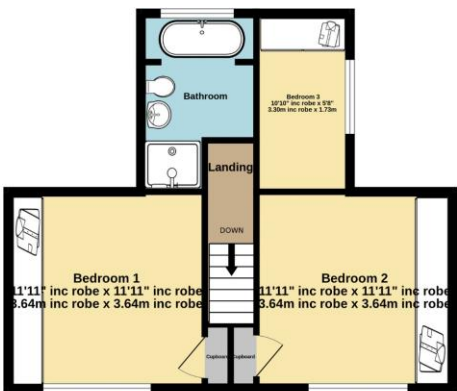
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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**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. The flood risk is deemed as 'very low' unless stated otherwise. 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.



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