



**PETTENGELLS**  
ESTATE AGENTS

17 Berryfield Road, Hordle, Hampshire, SO41 0HQ  
Offers Over £700,000

17 Berryfield Road, Hordle, Hampshire, SO41 0HQ

- Exceptionally spacious chalet style bungalow
- Three bedrooms (two ground floor)
- Lovely living room
- Well appointed kitchen/breakfast room
- Three bath/shower rooms
- Utility room
- Double garage
- Pleasant gardens
- Village location
- Dining room & garden room





**DELIGHTFUL AND DECEPTIVELY SPACIOUS CHALET STYLE HOME IN LOVELY VILLAGE LOCATION.**

**Accommodation:** The welcoming entrance hall leads into a splendid living room which overlooks the rear garden, there is then a dining/family room and that in turn opens to the spacious garden room which again overlooks the garden and does have a radiator so useable all year round. There is well appointed kitchen/breakfast room. There are two double bedrooms on the ground floor, both with fitted wardrobes, bedroom one is particularly generous and has the benefit of an ensuite shower room. There is then a further ground floor bathroom. Adjoining the rear of the property there is a utility room accessed from the driveway. The exceptionally spacious first floor landing is a room in itself and would make a very useful home office/study and this leads to a large upstairs bedroom, once again with fitted wardrobes, and the benefit of an ensuite shower room and a dressing room.

**Outside:** The front of the property a five bar gate accesses the driveway giving good off road parking, adjoining this there are shrubs, the drive then sweeps around one side of the property to a useful long car port and there is then a detached double garage (18'8" x 16'8") with electric door to front. The wonderful rear garden has a feature circular lawned area with attractive shrubs, a paved patio and a superb summer house with power.

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

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

GROUND FLOOR  
132.4 sq.m. (1425 sq.ft.) approx.



1ST FLOOR  
55.4 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA: 187.8 sq.m. (2022 sq.ft.) approx.  
Made with Metropix 62023



**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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