

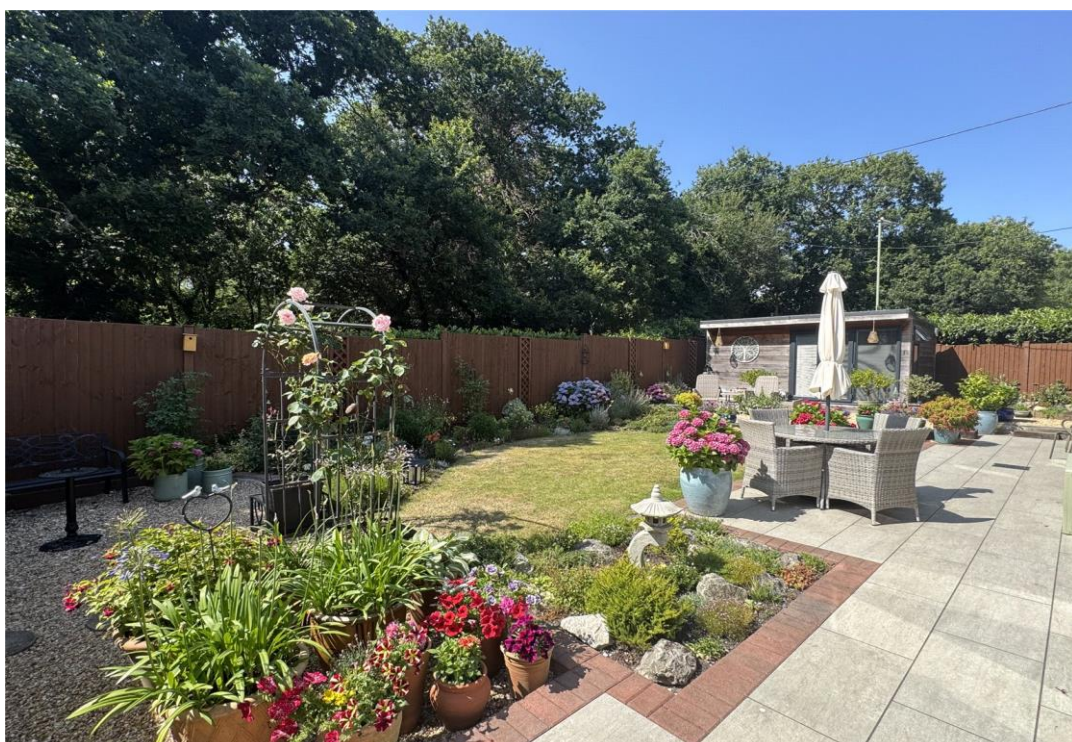


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ESTATE AGENTS

Laurel Cottage, 86 Everton Road, Hordle, Hampshire, SO41 0FD
Asking Price £850,000

Laurel Cottage, 86 Everton Road, Hordle, Hampshire, SO41 0FD

- Stunning New Forest cottage
- Four reception rooms
- Three double bedrooms, with built-in wardrobes
- Ensuite shower room & family bathroom
- Well-appointed kitchen/breakfast room
- Separate dining room
- Large triple aspect living room
- Further snug and day room.
- Ground floor WC & utility room
- Detached garage and outdoor studio/home office





A STUNNING CHARACTER COTTAGE WITH FOUR RECEPTION ROOMS AND THREE DOUBLE BEDROOMS IN THE VILLAGE OF HORDLE.

Accommodation: A handy front porch opens into entrance hall leading to both dining room and snug, both with feature fireplace which in turn leads into the well-appointed kitchen/breakfast room with fitted appliances and door into utility room housing the gas boiler and in turn into the ground floor WC. The kitchen continues into the impressive triple aspect living room which in turn then leads into the lovely day room with doors onto the courtyard garden and also into the main garden. On the first floor there are three double bedrooms all with built-in wardrobes with the master bedroom having an ensuite shower room and a main family bathroom to complement.

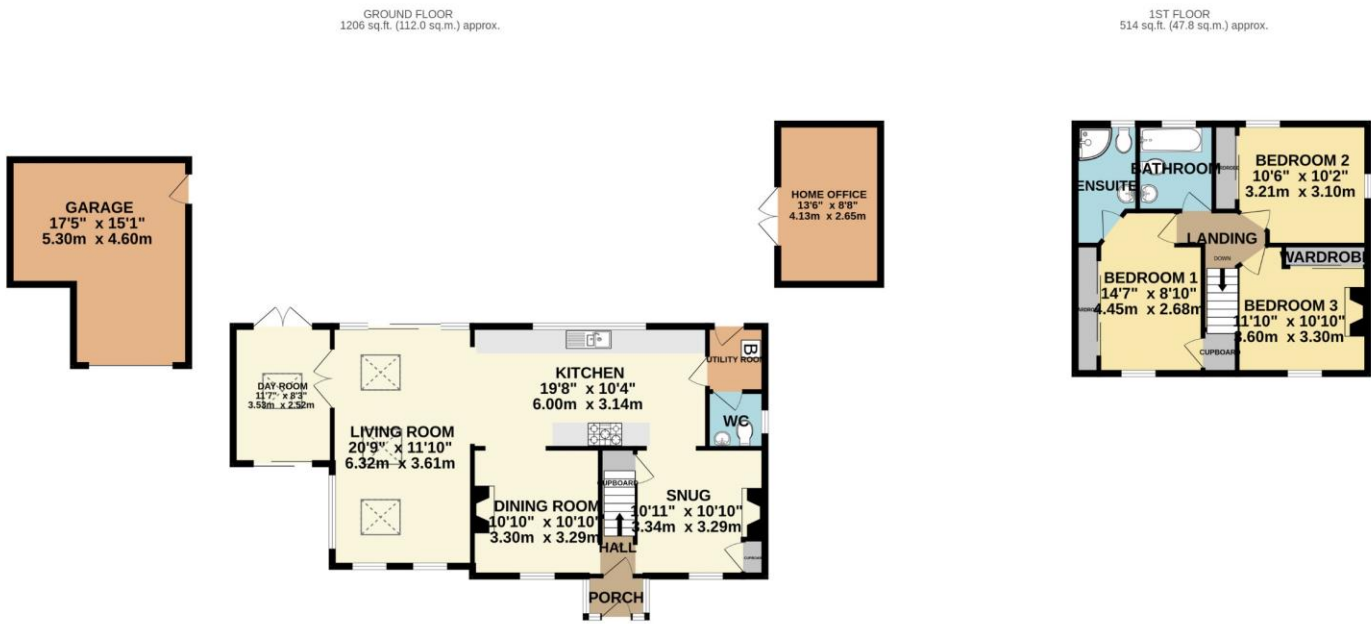
Outside: The beautifully manicured rear garden comprises of mature flower and shrub borders and patio area with a pleasant outlook onto woodland. There is a large garage with power measuring 4.6m x 5.33m (15' x 17'4). There is also an impressive home office/studio measuring 4.13m x 2.66m (13'5 x 8'7) with power and lighting

Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA: 1720 sq.ft. (159.8 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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