



PETTENGELLS
ESTATE AGENTS

34 Sky End Lane, Hordle, Hampshire, SO41 0HG
Guide Price £885,000

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- 4/5 Bedrooms
- 24' Living/Dining Rm
- New Kitchen/Breakfast Rm
- Super Gardens
- 28' Garden Room
- Ensuite & Bathroom
- Future Potential
- Village Location
- Very Spacious
- Large Garage





LOVELY LARGE HOME IN SEMI RURAL LOCATION!

We are pleased to offer this 4/5 bedroom detached house with an impressive large gardens and situated close to farmland/paddocks. This spacious residence has great future potential.

Accommodation: There is an impressive large living/dining room overlooking gardens. There is a further reception room which could potentially be a ground floor fifth bedroom. There is an impressive and well appointed new kitchen/breakfast room and a utility/cloakroom. There is a large garden room overlooking the rear garden. Upstairs there are four bedrooms, one with an ensuite plus a bathroom. Up top is a 20' loft room. Please be aware a lot of the fields in the Hordle village area are on the local development plan for housing, please investigate this should you wish.

Outside: The property sits on a super large plot. The front garden comprises a lawned area with trees in front as a pleasant backdrop. There is an area of side garden that is part patio. The drive gives lots of off road parking and leads to the large garage 17'0" x 16'0". The rear has a good sized lawned area, lots of further paving, a heated SWIMMING POOL and currently also a former mobile home which currently creates a 'kids den' but could have other potential uses (could be removed if preferred).

COUNCIL TAX BAND: G, TOTAL APPROX FLOOR AREA: 2109 sq ft (196 sq m), Tenure: Freehold

Flood risk: Very low, Broadband speed: basic/fast, 3/44 Mbps.

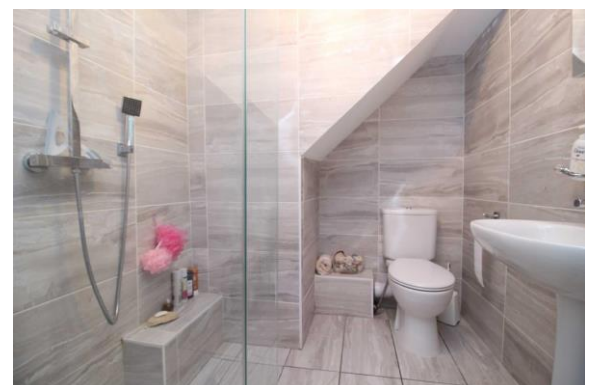
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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