



**PETTENGELLS**  
ESTATE AGENTS

12 Berryfield Road, Hordle, Hampshire, SO41 0HQ  
**Asking Price £735,000**

12 Berryfield Road, Hordle, Hampshire, SO41 0HQ

- Stunning & roomy home (over 2000 sq ft total)
- Lovely village location
- Private garden
- Wonderful kitchen/family room
- Four bedrooms (1 ground floor)
- Snug/lounge
- Bathroom & ensuite
- Separate utility room
- Drive & garage
- Underfloor heating throughout







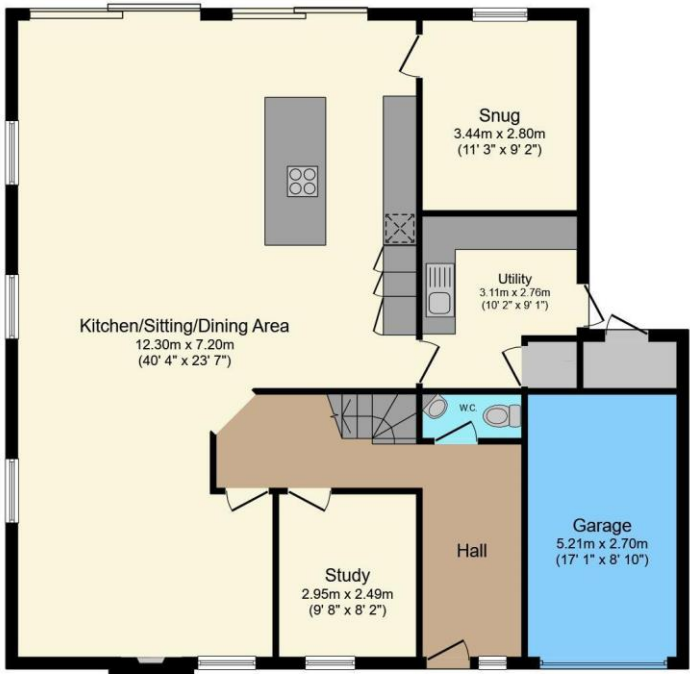
FABULOUS, SPACIOUS HOUSE WHICH HAS BEEN TASTEFULLY EXTENDED AND REFURBISHED, LOVELY QUIET VILLAGE LOCATION. Accommodation: There is an entrance hall with feature roof light and then a downstairs cloakroom. There is a study/ground floor fourth bedroom. The superb, mainly open plan living accommodation comprises a lounge with log burner at the front and then a spacious kitchen/dining/family room. Well appointed kitchen with feature island and breakfast bar. Doors leading outside, there is then a separate snug/lounge. Then a utility room with back door. Upstairs the first floor landing leads to three double bedrooms and indeed one of these could be sub-divided to create two bedrooms which would give four bedrooms on the first floor. The main bedroom is particularly spacious with a dressing area, another feature roof light, an ensuite shower room. There is then a lovely family bathroom.

Outside: The house sits on a good sized plot with lovely lawned front garden with flower, shrub and hedge borders. The drive gives off road parking and leads to the single garage. The secluded rear garden has a further lawned area plus paving adjoining the property. There is a store which houses the modern gas boiler.

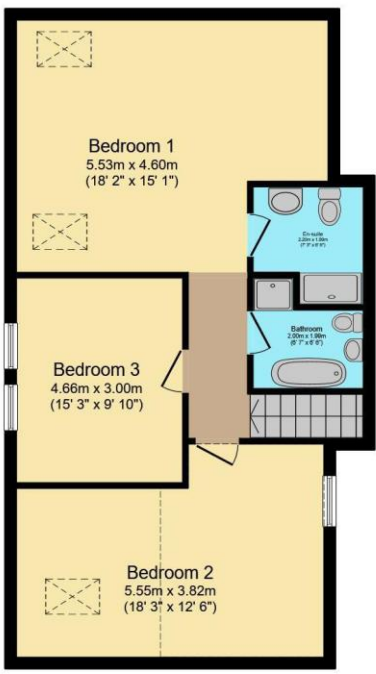
Council tax band: F, Tenure: Freehold

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



Ground Floor



First Floor



Total floor area 193.9 sq.m. (2,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

**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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