



PETTENGELLS
ESTATE AGENTS

43 Acacia Road, Hordle, Hampshire, SO41 0YG
Asking Price £560,000

43 Acacia Road, Hordle, Hampshire, SO41 0YG

- Spacious family home
- Village location
- Long driveway
- Lovely garden
- Study/bedroom 5
- Large living room
- Two further reception rooms
- Kitchen overlooking garden
- Four bedrooms
- Bathroom and cloakroom





SPACIOUS FOUR/FIVE BEDROOM FAMILY HOME WITH LOVELY GARDEN.

Accommodation: The entrance hall leads into the original garage which has been converted to create a study/home office/potential fifth bedroom. There is a splendid large living room with feature fireplace and an archway then leads into the dining room and in turn double doors open into a family room. The kitchen has a lovely outlook over the rear garden and leads to the utility room and then a downstairs cloakroom. Upstairs there are four bedrooms, three doubles and a single, plus a family bathroom.

Outside: This house has an impressive long sweeping driveway giving lots off road, there is also an area of front garden which is mainly lawn with hedging and shrubs. The rear garden is a lovely feature of the house which although not looking its best currently in the winter, has lawned and paved areas. There is a raised deck area to the rear giving a backdrop of trees. Towards the bottom of the garden there is a stream as shown in one of the photos and behind the garden is a pleasant area of open green.

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

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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. Made with MapInfo v2004

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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