



PETTENGELLS
ESTATE AGENTS

14 Stopples Lane, Hordle, Hampshire, SO41 0GL
Asking Price £625,000

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- Beautiful family home in great location
- Lovely gardens
- Tasteful and deceptively spacious accommodation
- Well appointed kitchen
- Four bedrooms
- Living room with log burner
- Two further reception rooms
- Bathroom and ensuite upstairs
- Ground floor shower room
- Gas central heating with modern boiler





THIS HIGHLY DESIRABLE DETACHED FAMILY HOME MUST BE VIEWED TO BE APPRECIATED, SPACIOUS AND SUPERBLY PRESENTED, SITUATED IN A PLEASANT VILLAGE LOCATION

Accommodation: The entrance hall leads into a lovely living room with log burner. There is a dining room and then a family room with bi-fold doors opening onto the garden. The kitchen is impressive and well appointed and again overlooks the rear garden. There is a shower room and a downstairs cloakroom. The first floor landing leads to the four bedrooms and one of these is currently laid out as a dressing room. The main bedroom has a bespoke shower room ensuite and there is a family bathroom.

Outside: To the front of the house next to the garden, the double width drive gives good off road parking and leads to the original garage with electric door to front, which has been subdivided to create a store/utility area at the front and a shower room behind. The rear garden comprises a lawn area with shrub borders, there's paved patio and a summer house, greenhouse, timber shed.

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

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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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