

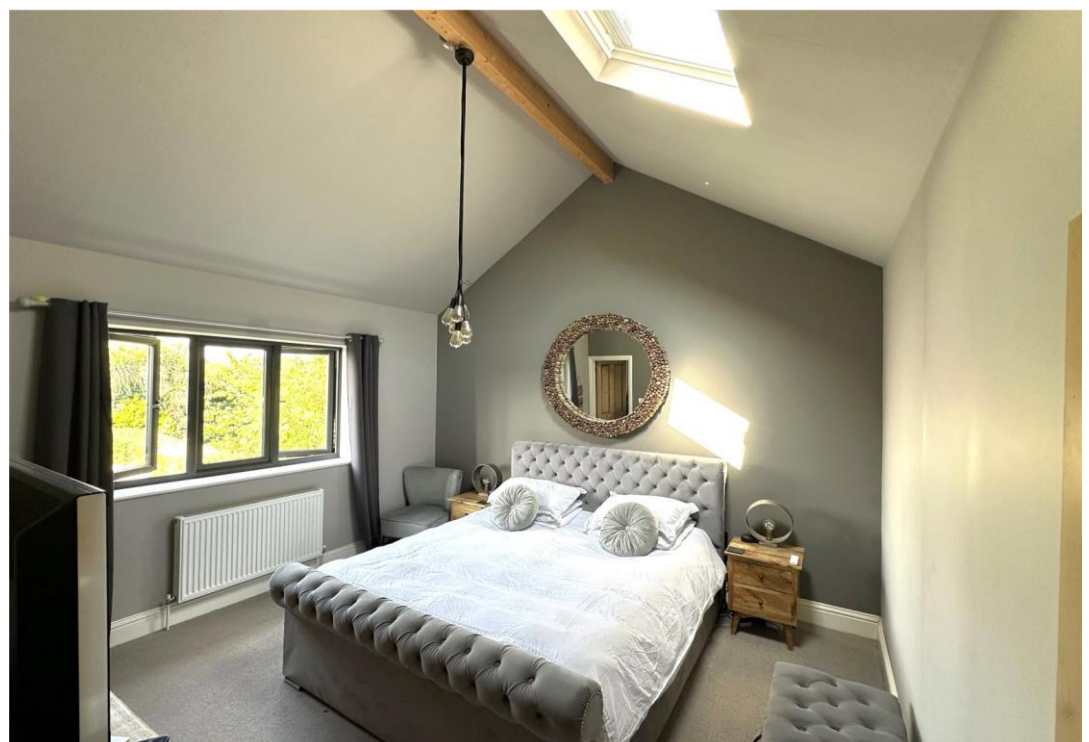


**PETTENGELLS**  
ESTATE AGENTS

40 Ashley Lane, Hordle, Lymington, Hampshire, SO41 0GA  
Asking Price £650,000

40 Ashley Lane, Hordle, Lymington, Hampshire,  
SO41 0GA

- Detached and extended character home
- Vaulted master bedroom with ensuite shower room
- Three reception rooms, bi-fold doors to garden
- Utility room
- Bathroom
- Gas fired central heating & double glazed
- Vendor suited
- Two lovely log burners
- Impressive kitchen/dining/family room
- Four double bedrooms





CHARMING CHARACTER HOME IN VILLAGE LOCATION, MOST IMPRESSIVE LIVING SPACE WITH LOUNGE AND KITCHEN/DINING/FAMILY ROOM, PLUS A FAMILY ROOM.

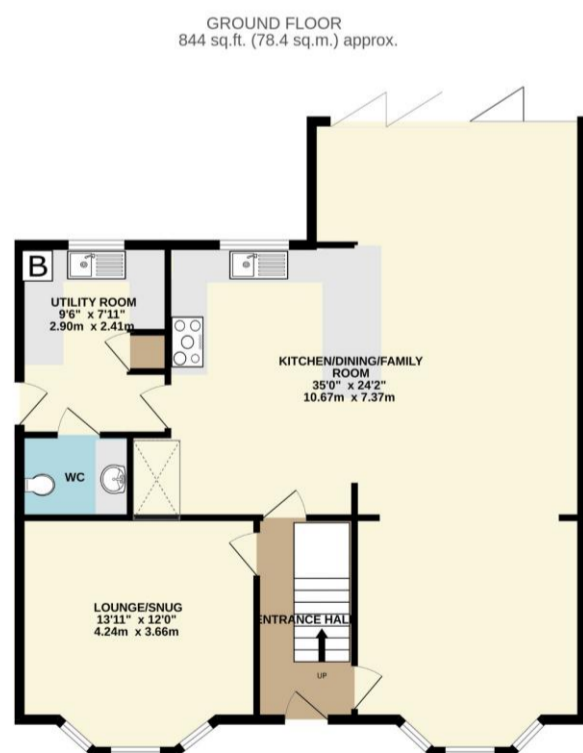
Accommodation: The entrance hall leads into the superb living room with log burner and the open plan design then continues to a spectacular kitchen/dining/family room with part vaulted ceiling, and bi-fold doors. There is then a separate utility room which also houses the boiler for the gas fired central heating, and a downstairs cloakroom. There is a further reception room on the ground floor also with log burner. Upstairs the landing leads to the four double bedrooms. Bedroom one is particularly impressive, again with a vaulted ceiling and a fine ensuite shower room. There is also a family bathroom.

Outside: The driveway gives off road parking to the front. There is an attractive rear garden, this comprises lawned, decked and paved areas with borders and at the bottom of the garden is a shed and greenhouse.

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

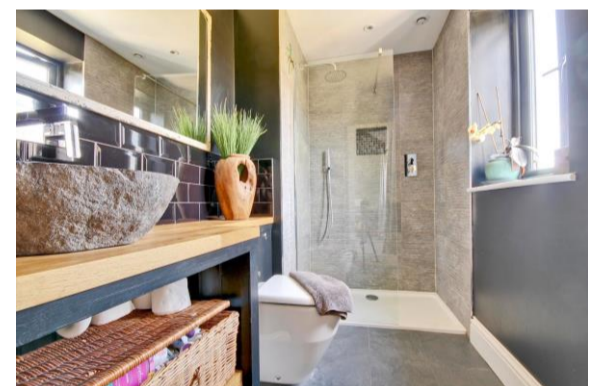
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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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