



PETTENGELLS
ESTATE AGENTS

3 The Ostlers, Hordle, Hampshire, SO41 0FT
Asking Price £629,950

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- Beautifully presented 4 bedroom family house
- Impressive orangery with log burner
- Well appointed kitchen/breakfast room
- Good sized lounge opening onto rear garden
- Master bedroom with ensuite and balcony
- Large family bathroom
- Village location close to Hordle primary school
- Drive, car port and large integrated garage
- Gas fired central heating and double glazing
- Views over paddock & fields





A WONDERFUL FOUR BEDROOM HOUSE SET IN THE VILLAGE OF HORDLE WITH VIEWS OVER PADDOCKS AND FIELDS.

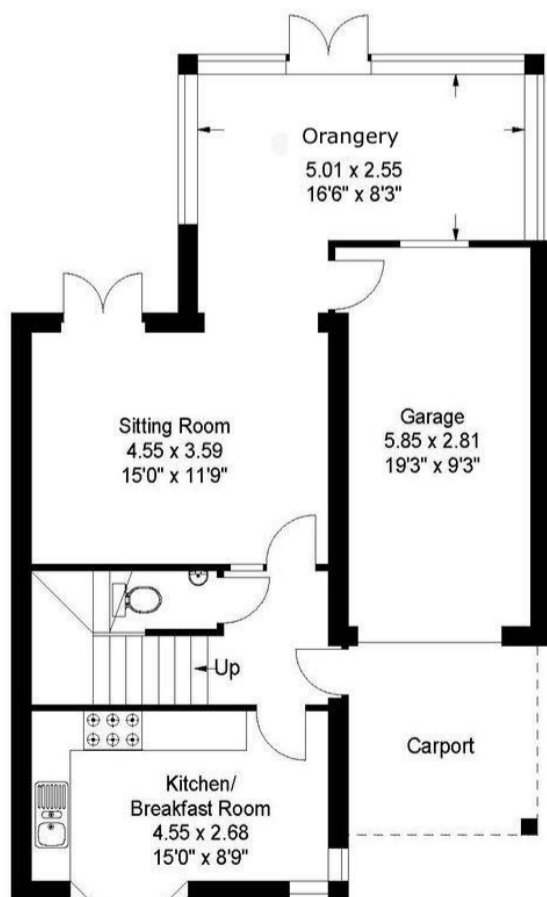
Accommodation: Front door opens into entrance hall with a door to ground floor WC. A door into the kitchen/breakfast room which is well-appointed with built-in appliances comprising a fridge/freezer, oven, microwave oven, five burner gas hob with extractor over and dishwasher. A glazed door into living room with feature fireplace and french doors opening onto the rear garden. The lounge is archwayed through into the very impressive orangery overlooking the rear garden with log burner and doors opening onto the garden with view across open fields, a further door leads into the integral garage. On the first floor there are two double bedrooms with the master bedroom having an impressive range of built-in wardrobes and door into ensuite shower room. From the main bedroom there is a balcony which overlooks of the rear. There is also a main family bathroom with double shower cubicle and separate bath. The second set of stairs leads you to two further bedrooms. Bedroom three has fitted wardrobes and bedroom four is currently laid out as an office with door leading to a further room and additional attic space.

Outside: To the front there is a driveway which leads to the carport and in turn leads into the garage (5.86m x 2.80m, 19'2" x 9'2") with electric up and over door. There is lighting and power and utility area with space for washing machine and tumble dryer. The lovely rear garden is low maintenance and has shrub and flower borders with lovely rural views.

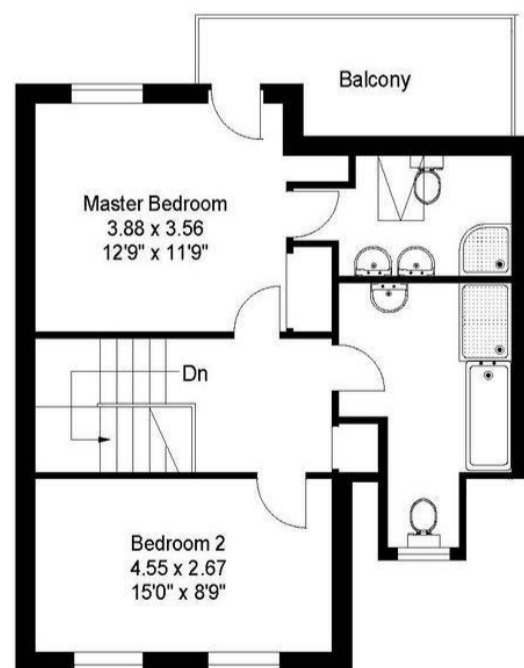
Council tax band: E, Tenure: Freehold, maintenance £120 per annum

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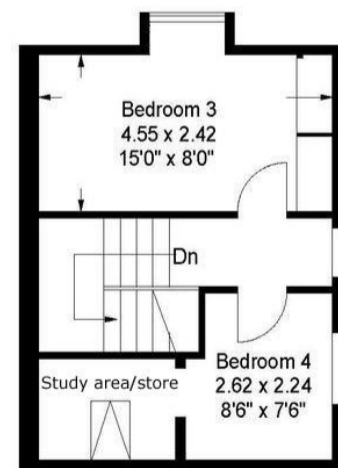


Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 154 sq.m. or 1658sq.ft.
(Including Garage)
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NOT TO SCALE



Second Floor



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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