

Stamp duty contribution from developer!



PETTENGELLS
ESTATE AGENTS

New Houses, Kings Meadow, Kings Farm Lane, Hordle, Hampshire, SO41 0HD
Asking Price £795,000

New Houses, Kings Meadow, Kings Farm Lane, Hordle, Hampshire, SO41 0HD

- Five brand new traditionally built houses
- High spec' kitchen/family room
- Stamp duty contribution from developer subject to regulations
- Three first floor bedrooms, luxury bathrooms
- Ground floor bedroom four/2nd reception room
- Edge of village location
- Anticipated ready June 2025
- Drive, garage and EV charging point
- Turfed garden with Indian sandstone paving
- 10 year new build warranty





First release: This magnificent new development of five detached houses is well advanced and homes should be ready for occupation June 2025. Plots 1 to 4 are 1350 ft.² and £750,000. Plot five which is notably bigger i.e. 1850 ft.² and has a large double garage is not released yet. Please call Pettengells for further information or an appointment to view. Visuals are for representational purposes only. The main CGI showing plots 1 to 4 does not depict the correct surroundings, nor do they show the garages. Kitchen and bathroom visuals are for guidance only. Stamp duty contribution from developer subject to regulations.

Accommodation: Plots 1 and 3 are pretty much identical as are plots 2 and 4. The entrance hall leads into a lovely living room with bay window, there is a superbly appointed kitchen/dining/family room, and then a ground floor bedroom, which alternatively could be a further reception room. Downstairs cloakroom. Upstairs there are three double bedrooms, with an ensuite and a family bathroom. Air source central heating, underfloor heating on the ground floor and radiators on the first floor.

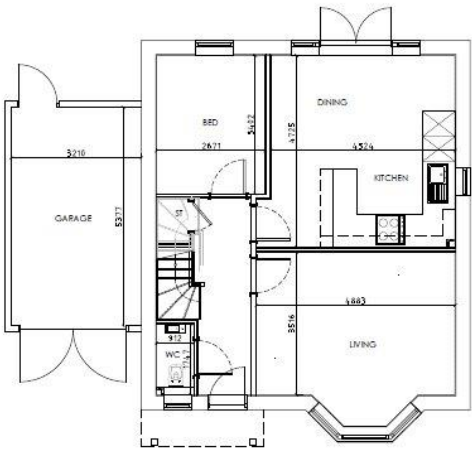
Outside: The houses are approached via Kings Farm Lane, which in turn comes off Everton Road. Each house will have a pleasant rear garden (turfed and Indian sandstone patio), driveway giving off road parking, garage. Note behind development is Kings Farm Rural Workshops.

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

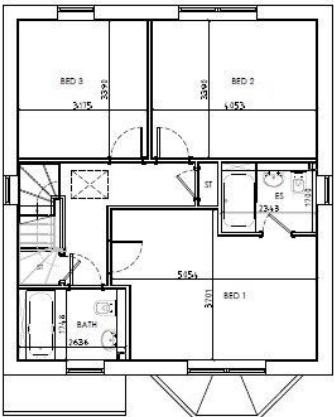
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PLOT 1



GROUND FLOOR



FIRST 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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