



PETTENGELLS
ESTATE AGENTS

Plot 1, Kings Meadow, Kings Farm Lane, Hordle, Hampshire, SO41 0HD
Asking Price £725,000

Plot 1, Kings Meadow, Kings Farm Lane, Hordle, Hampshire, SO41 0HD

- Five brand new traditionally built houses, four left
- High spec' kitchen/family room
- Stamp duty contribution from developer subject to negotiations
- Three first floor bedrooms, luxury bathrooms
- Ground floor bedroom four/2nd reception room
- Edge of village location
- Ready for occupation July/August 2025
- Drive, garage (see text) and EV charging point
- Turfed garden with Indian sandstone paving
- 10 year new build warranty





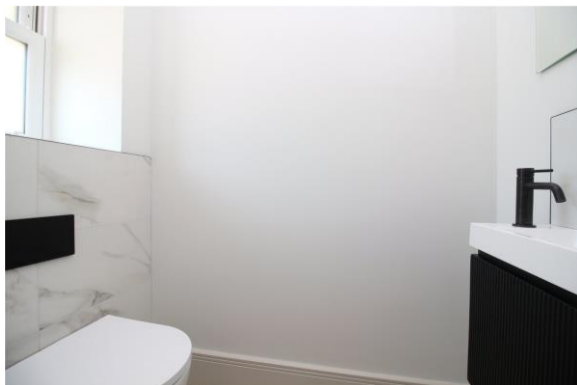
SPLENDID BRAND NEW HOMES NEARING COMPLETION AND READY TO VIEW. SITUATED ON THE EDGE OF HORDLE VILLAGE.

Accommodation: The entrance hall leads into a lovely bright living room with bay window. There is underfloor heating on the ground floor and radiators on the first floor with an air source heat pump. The well-appointed kitchen/dining room overlooks and opens out to the rear garden and there are integrated appliances comprising fridge freezer, double oven, dishwasher, hob and hood. Quality work surfaces. Breakfast bar. The property has various feature sash windows. There is a second reception room that could equally be a ground floor fourth bedroom and there is a downstairs cloakroom. Upstairs the landing leads to three bedrooms with bedroom one being particularly generous and having an impressive ensuite shower room. Bedrooms two and three are also double bedrooms and there is a superb family bathroom.

Outside: There is a driveway to the side giving good off-road parking, and a single garage can be added, subject to negotiations. The rear garden will be turfed and also has a patio and the developer will be happy to plant some screening trees along the adjoining rear fence to give privacy, again subject to negotiations.

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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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