



**PETTENGELLS**  
ESTATE AGENTS

3 Golden Hill Cottages, Hare Lane, Hordle, Hampshire, SO41 0GE  
**Asking Price £699,950**

### 3 Golden Hill Cottages, Hare Lane, Hordle, Hampshire, SO41 0GE

- Deceptively spacious modern home
- Lovely village location
- Four bedrooms
- Three bathrooms
- Three reception rooms
- Well appointed kitchen
- Separate utility room
- Potential of ground floor bedroom
- Driveway and garage
- Pleasant garden







A SPLENDID AND INDIVIDUAL MODERN DETACHED HOUSE, SITUATED IN A LOVELY VILLAGE LOCATION AND WITH FEATURES INCLUDING FOUR BEDROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS

Accommodation: The entrance hall leads into the lovely living room, this has a fireplace and French doors to the rear garden. It then leads into a further reception room which is currently used as a dining room although this could be made into a ground floor fifth bedroom if needed as it does conveniently adjoin the downstairs shower room. There is a lovely kitchen/family room with feature part vaulted ceiling, a lovely outlook over the garden and the kitchen itself is very well appointed with integrated appliances, and there then is separate utility room. The first floor landing leads to the four bedrooms which are all well proportioned and bedroom one has the benefit of an ensuite shower room, and there is a main family bathroom,

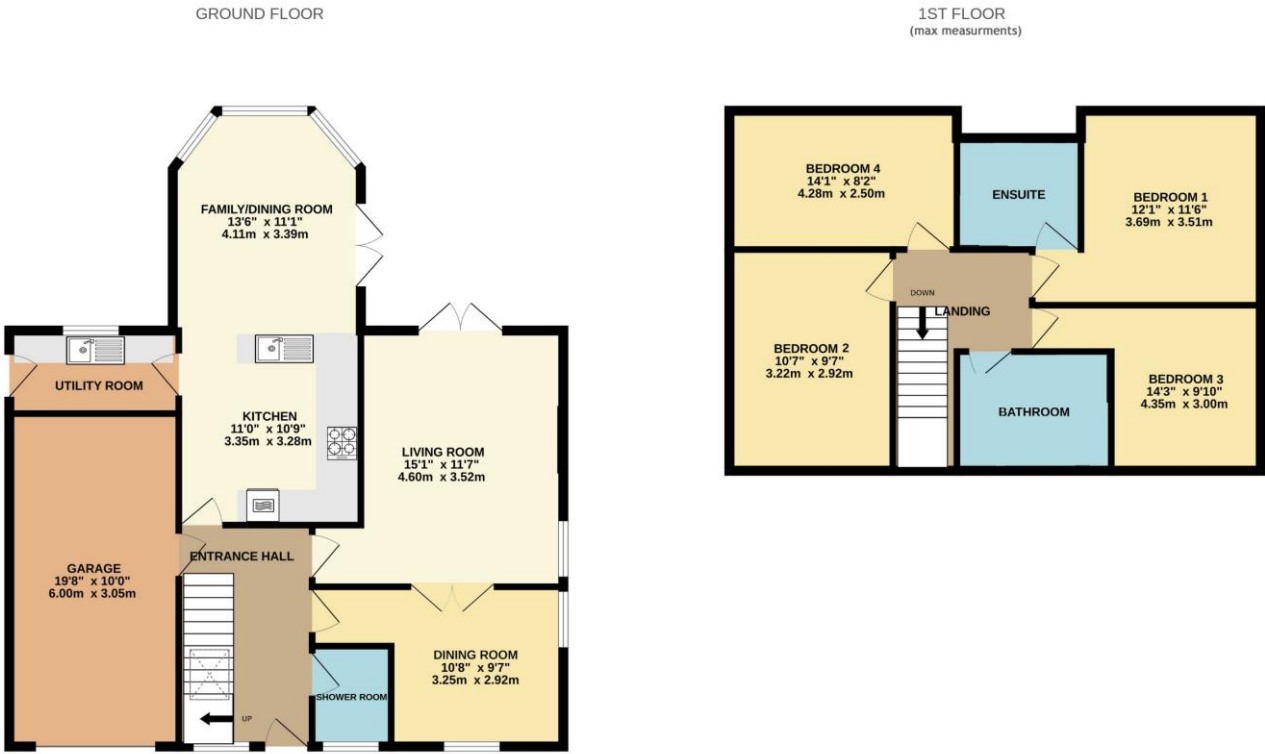
Outside: To the front there is an area of garden. The driveway gives off road parking and leads to the integral garage, this has an electric door to the front and also houses the gas boiler. The rear garden is a lovely feature as this sweeps behind and around the side of the house. There are lawned, paved and decked areas.

Council tax band: F, Tenure: Freehold, approx total floor area 1700 sq ft (158 sq m)

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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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