



PETTENGELLS
ESTATE AGENTS

1 Pinewood Road, Hordle, Hampshire, SO41 0GN
Asking Price £612,500

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- Extended four bedroom detached house
- Master bedroom, ensuite with bath & separate shower
- Main family shower room
- All bedrooms with built in wardrobes
- Impressive extended & fitted kitchen/dining/family room
- Separate lounge with media wall
- 14' Utility room
- Downstairs cloakroom
- Integral garage/workshop
- Gas fired central heating & double glazing





AN IMMACULATELY PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME, SITUATED IN THE LOVELY VILLAGE OF HORDLE.

Accommodation: Front door opens into the entrance hall with door to cloakroom. There is a living room with window overlooking the front with built in fire into the media wall. Double doors open into the impressive 20' x 18' kitchen/dining/family room with centre island/breakfast bar and with built in appliances. From the dining area doors lead to the patio. From the kitchen a door leads into the garage which is currently used a storage room (the garage door has been removed with single door to the driveway, but the garage door could easily be reinstated) and in turn into the large utility room. Upstairs there is a galleried landing accessing the four good sized bedrooms all with fitted wardrobe. The master bedroom has a range of fitted wardrobes and an ensuite bathroom with walk in shower and separate bath. There is a family shower room to compliment.

Outside: To the front there is off road parking for several vehicles, with side gate providing access to the lovely rear garden. The garden also features a spacious artificial lawn area, a large office, and mature flower and shrub borders.

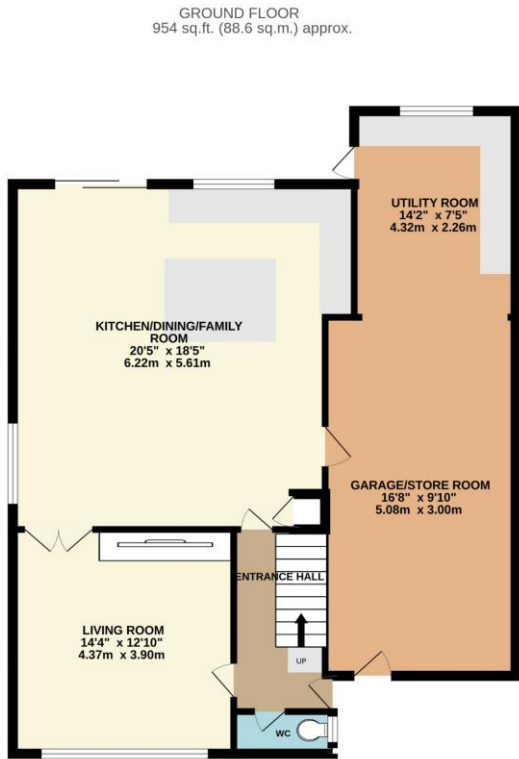
EPC: D, Council tax band: E, Tenure: Freehold

Note: The part owner of this property is a relation to a partner of Pettengells.

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



TOTAL FLOOR AREA: 1590 sq.ft. (147.7 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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