



PETTENGELLS
ESTATE AGENTS

7 Woodcock Lane, Hordle, Hampshire, SO41 0FG
Asking Price £485,000

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- Four double bedroom house
- Bathroom & separate shower room
- Ground floor WC
- Three reception rooms
- Integral garage
- Driveway
- Situated in Hordle Village
- Double glazed
- Gas fired central heating





A VERY WELL PRESENTED FOUR BEDROOM, THREE RECEPTION ROOM HOUSE IN THE VILLAGE OF HORDLE.

Accommodation: There is a useful entrance porch with door leading into the impressive living/dining room which has doors opening onto the rear garden, double doors from lounge area then leads into an inner hall where there is a WC, a utility cupboard with plumbing for washing machine. There is an impressive and well appointed kitchen with central island, which open plan design leads into the orangery with doors to the garden. Upstairs on the first floor there are three double bedrooms, main family bathroom and a separate shower adjoining. A further set of stairs lead to the top floor which is the studio/bedroom four, this is an impressive room expanding over the whole of the top floor, there is also further scope to add a further bathroom on this level.

Outside: To the front there is off road parking for several vehicles. There is an integral garage and a gate to the side in turn leads to the attractive rear garden with established flower and shrub borders with patio area with a lovely 'alfresco' dining area/gazebo.

EPC: D, Council tax band: D Tenure: Freehold, Total floor area including garage 1648sq ft.

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

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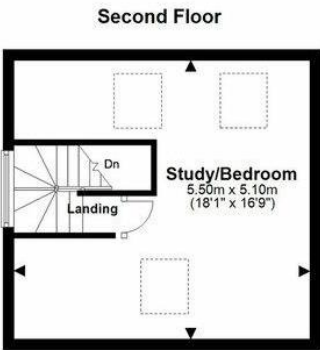
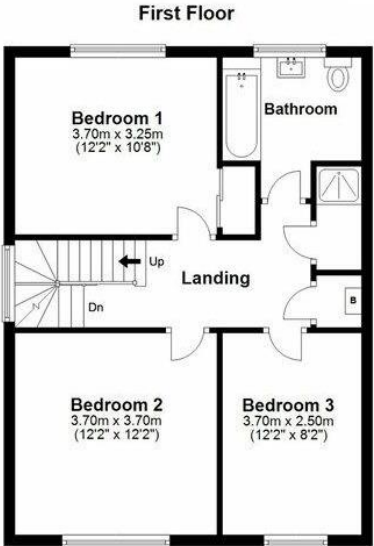
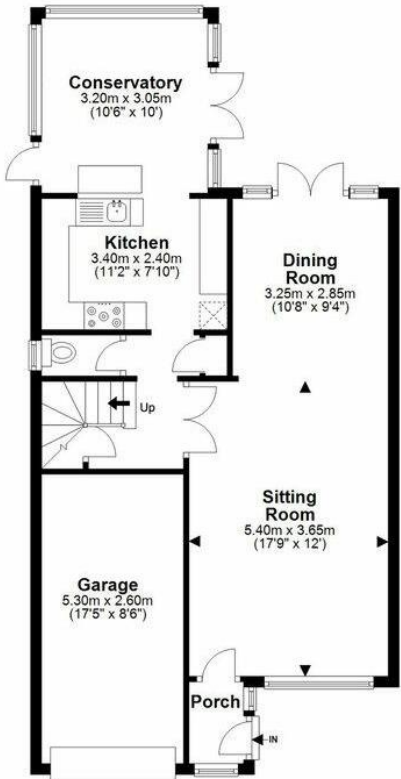


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.

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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