



PETTENGELLS
ESTATE AGENTS

33 Wisbech Way, Hordle, Hampshire, SO41 0YQ
Asking Price £785,000

33 Wisbech Way, Hordle, Hampshire, SO41 0YQ

- Detached family home in village location
- Stunning garden
- Drive & double garage
- Superb garden lodge/home office
- Four bedrooms
- Bathroom & ensuite
- Double aspect living room
- Dining/family room
- Well appointed kitchen/breakfast room
- Conservatory





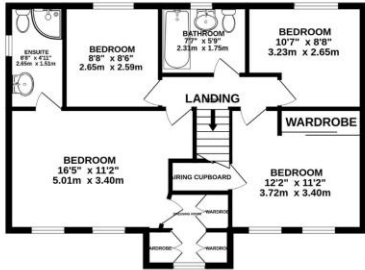
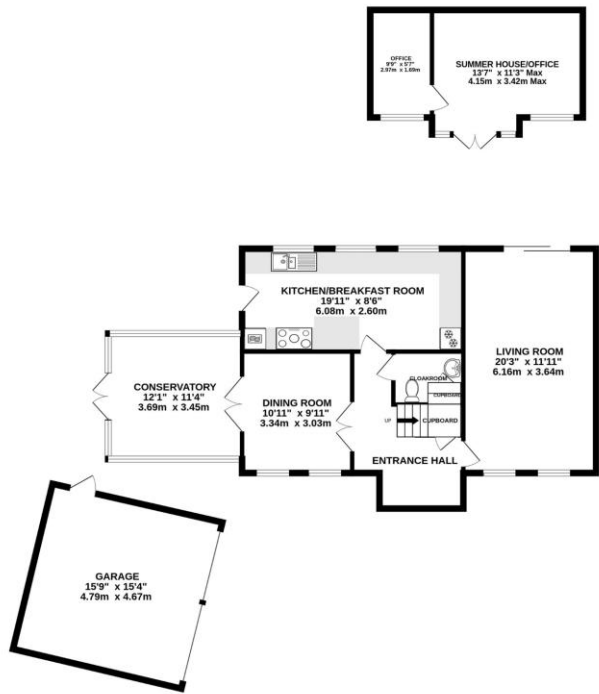
TRULY SPLENDID FAMILY HOME WITH MAGNIFICENT GARDENS AND SET IN LOVELY VILLAGE LOCATION WITH A WOODED BACKDROP. Accommodation: The front door opens to a welcoming entrance hall. There is then an impressive double aspect living room which opens out to the rear garden, and usefully there is a downstairs cloakroom. The dining/family room leads to a conservatory with a wonderful outlook. There is a very well appointed kitchen/breakfast room again overlooking the rear. This has an extensive integrated appliances. The first floor landing leads to four bedrooms, with bedroom one being very generous in size and having a walk in wardrobe with window and ensuite; a family bathroom compliments the remaining bedrooms.

Outside: The house has a driveway leading to the detached double garage and adjoining this there is an area of garden plus a further area which the current owners have the use of via a license with the council. However, the large rear garden is the USP of this wonderful home, with various attractive areas and levels to take advantage of the sun moving around. Initially, adjoining the house there is the formal lawn and adjoining this a paved patio, a pergola and the garden lodge measuring 6m x 3.35m max. This is currently divided into two rooms but is heated and insulated and provides a great opportunity for home office or perhaps teenager den! There are raised rockeries and a greenhouse. The paved area then extends all the way along the rear and side and then with steps down. There is 'the 'Gin Palace' for alfresco living and a raised walkway adjoining the nature garden leading to the feature folly.

EPC: C, Council tax band: E, Tenure: Freehold, approx floor area: 1500 sq ft



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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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