



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 offices
- Four bedrooms
- Bathroom & ensuite
- Double aspect living room
- Dining/family room
- Well appointed kitchen/breakfast room
- Conservatory





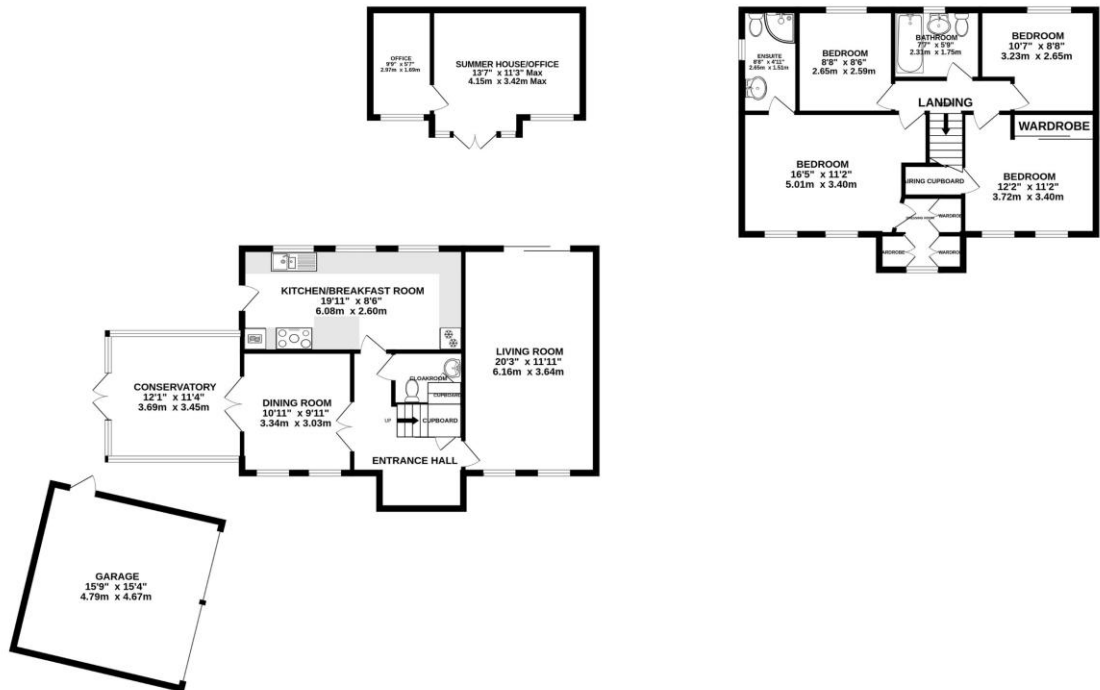
Accommodation: The front door opens to a welcoming entrance hall. There is then an impressive double aspect living room which opens out to the rear garden, and usefully there is a downstairs cloakroom. The dining/family room leads to a conservatory with a wonderful outlook. There is a very well appointed 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 an area of front garden. 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 home offices 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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