



PETTENGELLS
ESTATE AGENTS

Holly Cottage, Woodcock Lane, Hordle, Hampshire, SO41 0FG
Asking Price £500,000

Holly Cottage, Woodcock Lane, Hordle, Hampshire, SO41 0FG

- Charming three bedroom character cottage
- Countryside location
- Splendid garden
- Two driveways, plus 24' garage
- Cosy lounge with log burner
- Roomy dining/family room
- Spacious kitchen overlooking garden
- Conservatory/garden room
- Quality bathroom
- Period features including some sash windows





DELIGHTFUL CHARACTER COTTAGE IN PLEASANT SEMI RURAL LOCATION ON THE FRINGES OF HORDLE VILLAGE

Accommodation: There is a lovely traditional cottage entrance with the staircase ahead and on one side of this is a wonderful lounge with a feature fireplace with a log burner and then on the other side, a spacious dining room with feature fireplace (both rooms with underfloor heating). There is a well appointed kitchen overlooking the rear garden. This has a stable door to the side and also leads into a conservatory/garden room which has an attractive outlook over the rear garden. Upstairs there are three double bedrooms and an impressive bathroom with freestanding bath and a separate shower.

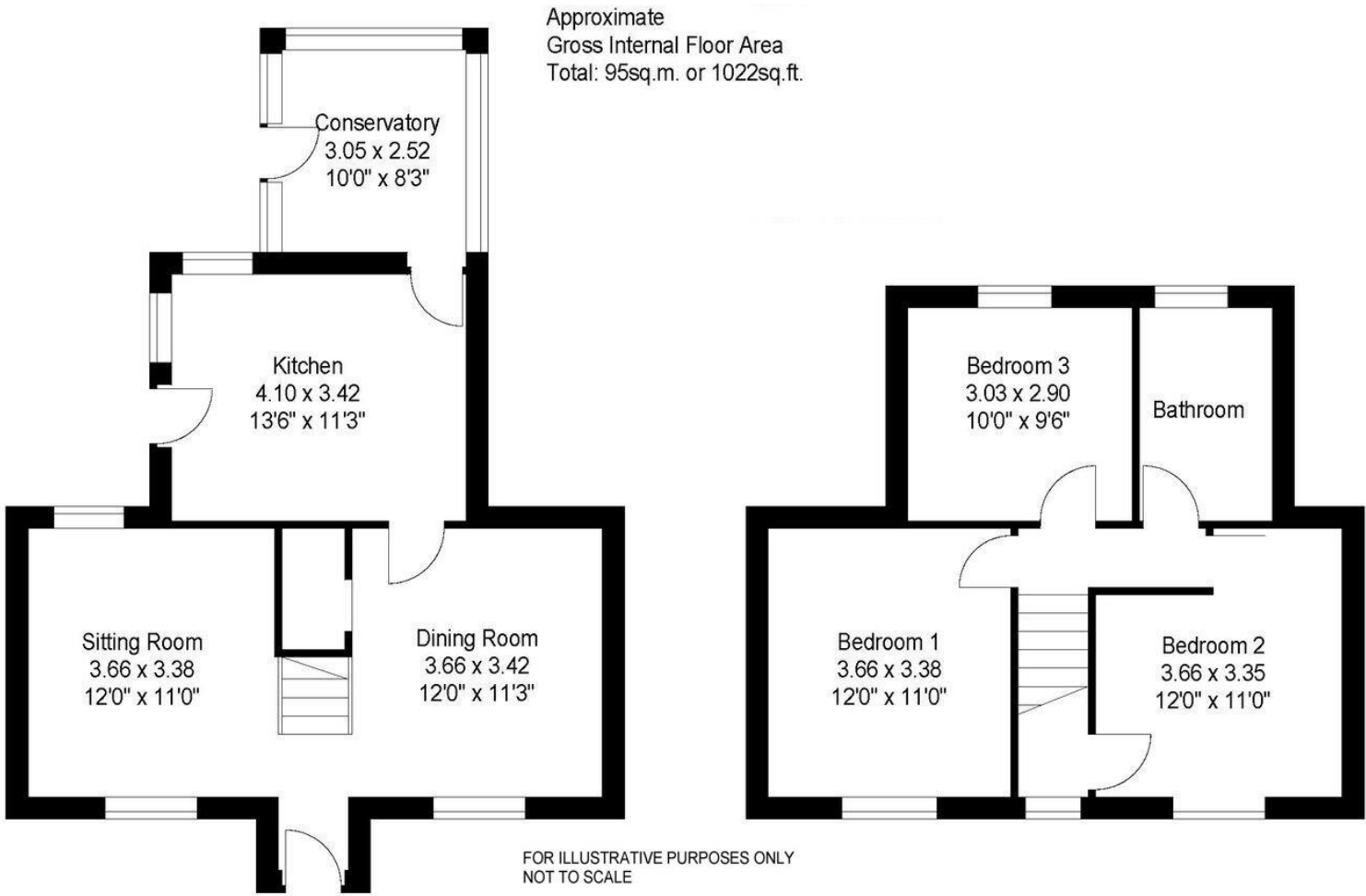
Outside: To the front of the cottage is a driveway giving off road parking. Then, off Mallard Close, there is a further driveway leading to a single garage (recently newly roofed) measuring 7.4m x 2.53m with power supplied and this has a door into the south facing rear garden. This comprises a lovely lawned area, various shrubs, a shed and an area providing a great space for outside living. Though recently expired, the property had permission to extend (see NFDC planning website). Circa 2021 Holly Cottage had a new roof fitted and also a new gas boiler. Please note there is a small area of floating freehold i.e. part of this house's bathroom is over the adjoining cottage.

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

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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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