



PETTENGELLS
ESTATE AGENTS

Fairways, 18 Heath Road, Hordle, Hampshire, SO41 0GG
Asking Price £675,000

Fairways, 18 Heath Road, Hordle, Hampshire,
SO41 0GG

- Impressive five bedroom home
- Lovely village location
- Two sizeable reception rooms with log burners
- Well appointed kitchen overlooking garden
- Three bathrooms
- Separate utility room
- Two 18' x 10' garden lodges
- Pleasant garden
- Lots of parking plus 20' x 10' garage
- Solar panels lower energy bills





WONDERFULLY SPACIOUS FIVE BEDROOM, THREE BATHROOM, TWO/THREE RECEPTION ROOM DETACHED CHALET STYLE RESIDENCE, SITUATED IN THIS LOVELY VILLAGE LOCATION AND WITH THREE SPACIOUS OUTBUILDINGS I.E. 20' x 10' GARAGE AND TWO 18' x 10' GARDEN LODGES.

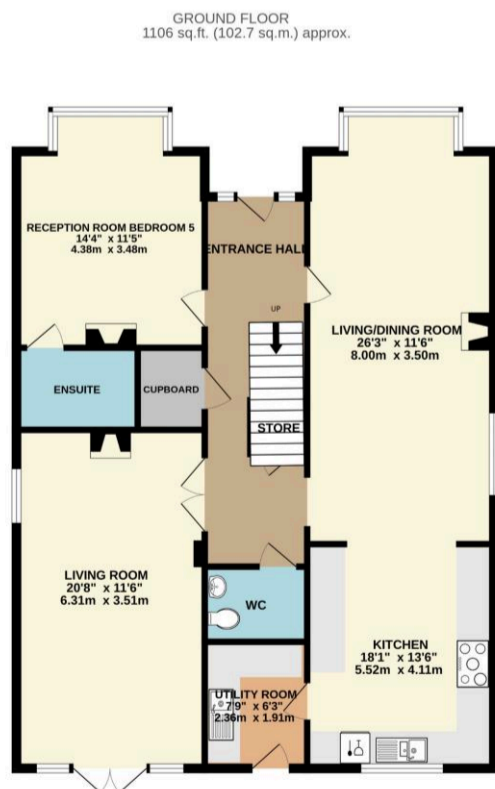
Accommodation: The spacious entrance hall with good storage leads into a splendid large living/dining room which also has log burner and then leads into the well appointed kitchen. This overlooks the rear garden and then opens to a separate utility room. There is a ground floor bedroom with en suite shower room. This could be a further reception room. There is a lovely family room/second lounge with French doors opening to the rear garden and also has a log burner. There is a downstairs cloakroom. Upstairs there is a galleried landing which does have an area that may lend itself as a study area. We have four first floor bedrooms, one of which has an en suite shower room plus there is a main family bathroom which also has a separate shower.

Outside: There is a good size rear garden with lawned and paved areas, plus an extensive covered area adjoining the property. The detached garage measures 6.08m x 3.25m. This has a useful loft above and power supplied. There is then a garden room (5.7m x 3.28m) which currently has a swimming pool. The sellers would be happy to leave this but equally take it if a buyer does not want it. There is also a garden lodge which could be used perhaps as a home office or gym and this measures 5.7m x 3.28m and also has power supplied. Solar panels with battery storage. Potting shed.

Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA : 2061 sq.ft. (191.5 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. 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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