



PETTENGELLS
ESTATE AGENTS

Conningsley House, Vaggs Lane, Hordle, Hampshire, SO41 0FP
Asking Price £1,250,000

Conningsley House, Vaggs Lane, Hordle, Hampshire, SO41 0FP

- Charming country house
- On edge of New Forest National park
- Five bedrooms, four reception rooms
- Lovely period features
- Large kitchen & utility and bootroom
- Two bathrooms
- Family home for the last 40 years
- 29' x 19' garage
- Stable and further outbuildings
- Distant views to Sway Tower and Isle Of Wight





A RARE OPPORTUNITY TO PURCHASE AN UNSPOILT EDWARDIAN COUNTRY HOME, OFFERING GREAT POTENTIAL AND CURRENTLY WITH AN IMPRESSIVE LEVEL OF ACCOMMODATION OVER THREE FLOORS CURRENTLY COMPRISING FIVE BEDROOMS AND FOUR RECEPTION ROOMS. ROUGHLY FOUR ACRES OF PADDOCKS, STABLING, FORMAL GARDENS AND DOUBLE GARAGE

Accommodation: There is a porch then entrance hall leading into the superb main living space comprising a lounge area with open fire, leading into the large family room with feature lantern roof (recent extension), and lovely triple aspect overlooking the gardens and paddocks. There is then a spacious L-shaped kitchen with two impressive separate areas. Then a separate utility room and a downstairs cloakroom. There is a further reception room/snug with log burner and then a study and second cloakroom. On the first floor, the landing leads to three lovely double aspect bedrooms all with lovely rural outlook and the main one having an ensuite shower room. There is then a family bathroom, laundry room and a first floor cloakroom. Staircase then rises to the second floor landing, accessing two further large bedrooms, again with lovely rural vista.

Outside: This beautiful home has formal gardens plus approximately four acres of paddocks. To the front a five-bar gate accesses the extensive driveway with space to turn and lots of off-road parking. There is then a substantial multi-car garage (29' x 19'). There is stabling, tack room, field shelter haybarn outside water and power. Main south-facing gardens to the rear of the house. Private drainage.

EPC: D, Council tax band: G, 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. 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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