



PETTENGELLS
ESTATE AGENTS

Evacott, Woodcock Lane, Hordle, Hampshire, SO41 0FG
Asking Price £450,000

Evacott, Woodcock Lane, Hordle, Hampshire,
SO41 0FG

- Tastefully presented character cottage
- Spacious accommodation
- Pleasant gardens
- Good off road parking
- Living/dining room with log burner
- Splendid kitchen/family room
- Two generous first floor bedrooms
- Ground floor bedroom three/study
- Beautiful bathroom
- Downstairs cloakroom/WC





SUPERB CHARACTER SEMI-DETACHED, TWO/THREE-BEDROOM COTTAGE, SITUATED IN LOVELY VILLAGE LOCATION

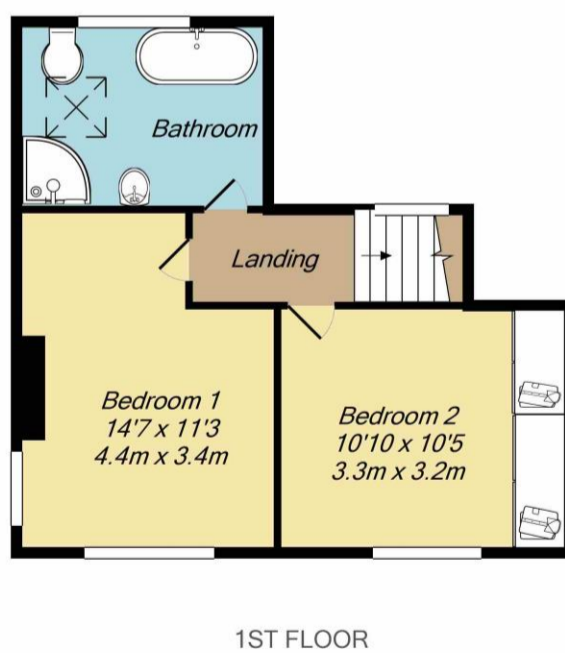
Accommodation: There is an entrance porch leading into the superb large living/dining room, this also has a log burner. There is then an impressive modern kitchen leading into a family/breakfast room with feature vaulted ceiling, overlooking the garden. This extends into a spacious utility room and then downstairs cloakroom. There is a potential ground floor bedroom, although is currently used as a study. Upstairs the first floor landing leads to two generous bedrooms and a wonderful bathroom which also has a separate shower.

Outside: To the front is an attractive area of garden. A five-bar gate opens to the driveway which gives good off-road parking. There is then a large shed/log store/bin store. The lovely rear garden has paved and lawned areas as well as shrub borders.

EPC: D, **Council tax band:** E, **Tenure:** Freehold, approx floor area 1130 sq ft (105 sq m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2017

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