

PETTENGELLS
ESTATE AGENTS

15 Heath Road, Hordle, Hampshire, SO41 0GG
Asking Price £585,000

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- Splendid village residence
- Flexible spacious accommodation approx 175 sq m
- Up to five bedrooms
- Two ground floor shower rooms
- First floor bathroom
- Living room with log burner
- Family room overlooking garden
- Kitchen overlooking garden
- Dining room
- Lovely south facing garden with 6m x 3m outbuilding













SUPERB AND VERY SPACIOUS FOUR/FIVE BEDROOM CHALET STYLE RESIDENCE WITH FLEXIBLE ACCOMMODATION CURRENTLY INCLUDING FIVE BEDROOMS, THREE BATHROOMS AND THREE RECEPTION ROOMS. QUIET AREA AND LOVELY SECLUDED SOUTH FACING GARDEN.

Accommodation: This property has impressive flexible accommodation. There's an entrance porch and then hallway. An impressive lounge with log burner leads into a family room overlooking the rear garden. There is a kitchen also overlooking the rear garden and has a feature lantern roof. Leads to a dining room. There are three ground floor bedrooms, one of which has an ensuite shower room. Plus there is a further shower room and a utility room/rear lobby. The landing leads to two further bedrooms, one of which has an ensuite bathroom and the other currently used as an upper floor lounge.

Outside: The extensive driveway to the front gives lots of off-road parking. The rear garden is a lovely feature with lawned, decked and paved areas. There is also a shed at the bottom of the garden, a small pond and various shrubs. There's also an impressive detached outbuilding. This is currently used as a workshop, measurements of 6m x 3m. Obviously a future owner could potentially convert this to an outside room, perhaps a home office.

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

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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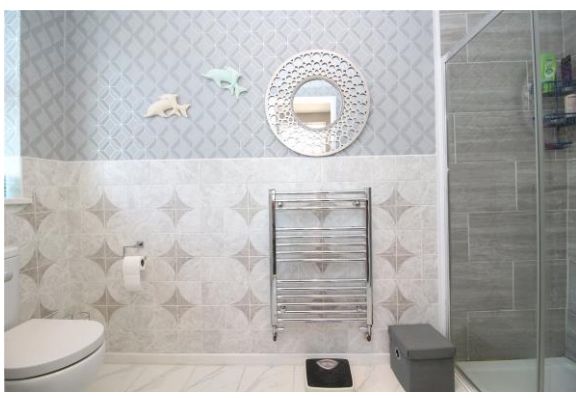



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are 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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