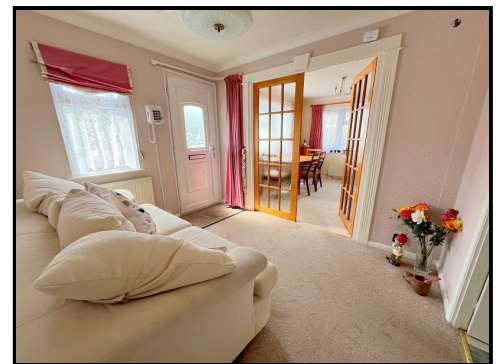




**57 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB**

**Guide Price £169,950**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





**57 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB**

**Guide Price £169,950**

A well presented two double bedroom detached Park Home nestled in the corner of a popular development with larger than average side garden and wooded backdrop. Features of the property include Sitting/Dining Room, Reception Hall, Kitchen, En-Suite shower room, Walk-in Wardrobe, Main Bathroom, off road Parking, Garage, Gardens, Vacant possession, Sole Agents.



## HALLWAY

Accessed via UPVC double glazed front door with UPVC double glazed window to side elevation. Ceiling light, panelled radiator, telephone points and power points. Double opening doors providing access to:

## SITTING ROOM/DINING ROOM (19' 8" X 10' 10") OR (5.99M X 3.30M)

Aspect to the front and side elevations through UPVC double glazed windows, two ceiling light points, two panelled radiators, power points, TV aerial connection, electric fire with hearth, surround and mantel.

## KITCHEN (16' 10" X 9' 6") OR (5.14M X 2.90M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath, recess for washing machine and under counter freezer. Fitted Neff electric oven, four ring Neff gas hob with extractor fan over. Recess for full height fridge/freezer, eye level storage cupboards, linen cupboard with slatted shelving and radiator, ceiling light. Cupboard housing gas fired boiler. Panelled radiator, obscure UPVC double glazed door providing access onto side elevation.



## INNER HALL

Hatch to loft area, ceiling light. Programmer and time clock for central heating.

## BEDROOM 1 (9' 7" X 8' 5") OR (2.91M X 2.56M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, panelled radiator, fitted bedroom furniture incorporating dressing table and chest of drawers to side with large mirror over. Power points.

## EN-SUITE SHOWER ROOM (5' 2" X 5' 1") OR (1.57M X 1.54M)

Obscure UPVC double glazed window to rear. Ceiling light, extractor fan, corner shower cubicle with Heat Store Accent Shower and sliding shower screen. Low level WC, wash hand basin with tiled splash back and storage beneath, wall mounted mirror and panelled radiator.



## WALK IN WARDROBE

Ceiling light, range of shelving and hanging rails.

## BEDROOM 2 (10' 0" X 9' 6") OR (3.04M X 2.90M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, range of bedroom furniture comprising two double and one single wardrobe unit with hanging rails and shelf. Central dressing table with drawers beneath, wall mounted mirror.

## BATHROOM (6' 5" X 5' 7") OR (1.96M X 1.69M)

Obscure UPVC double glazed window to side. Ceiling light, panelled bath unit with monobloc mixer tap and shower attachment, low level WC, wash hand basin with storage beneath and mirror fronted medicine cabinet over. Panelled radiator.

## OUTSIDE

There is a brick paved pathway providing parking for approximately two cars with the front elevation being mainly laid to lawn and enclosed behind close board fencing. The gardens opens to the side elevation where there is a lawned area enclosed behind close board fencing and enjoying a wooded backdrop. The paved pathway extends along the side leading to the rear elevation where there is a brick paved area, shrub and flower beds.

## GARAGE

Up and over door, power and light. Obscure UPVC double glazed window to side.

## PITCH FEE

The site informs that the pitch fee is £256.31 per month.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Hordle turn right into Stopples Lane and Woodlands will be found on the left.

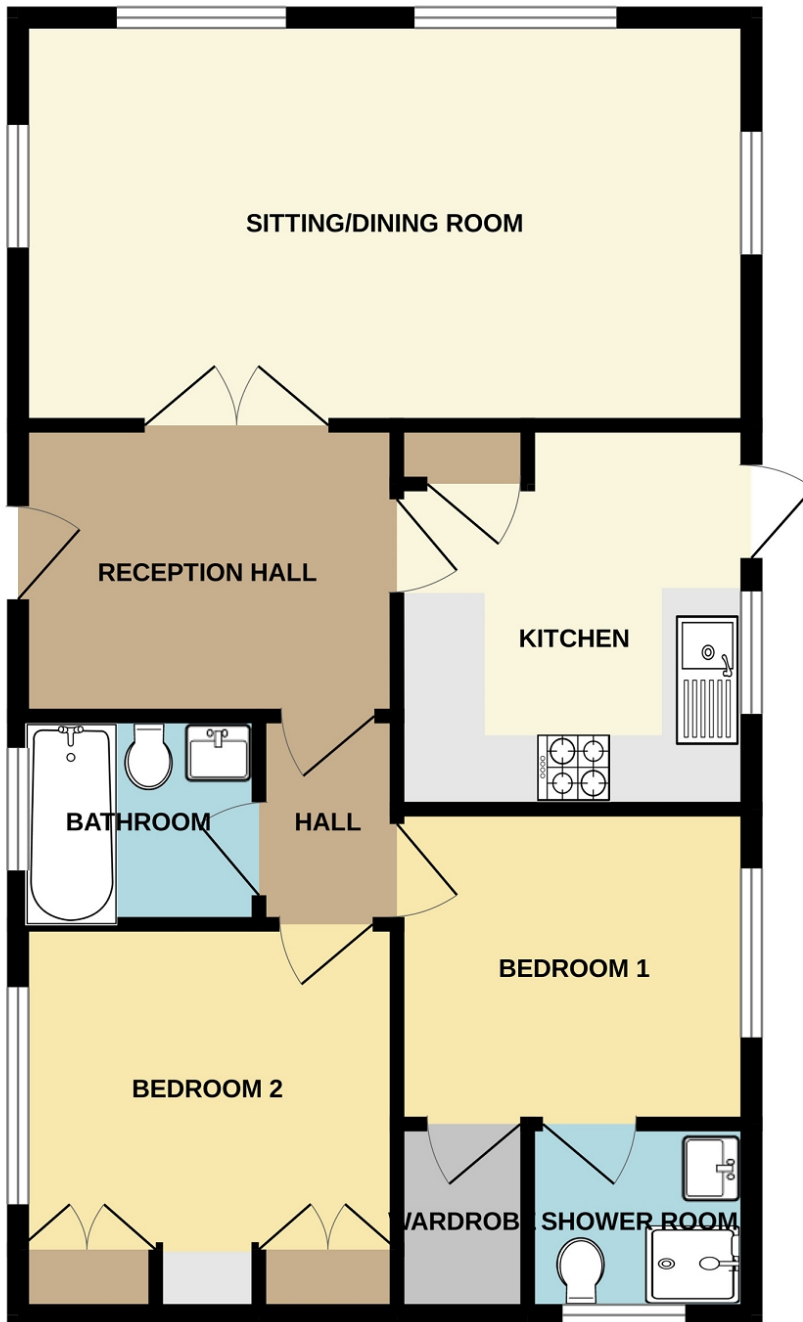
## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## COUNCIL TAX

The council tax for this property is band A

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.