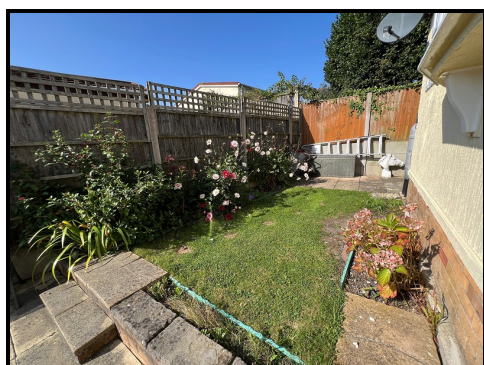




14 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0JB

£167,500



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





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A well presented two double bedroom detached park home located on a highly sought after site within the village of Hordle. Features of the property include Entrance Hall, Utility Room, Kitchen, Sitting/Dining Room, Inner Hall, En-Suite Shower room, main Bathroom, off road parking, UPVC double glazing, gas fired central heating.



ENTRANCE HALL

Accessed via UPVC double glazed front door. Ceiling light, double panelled radiator, power point, coats cupboard with coat hooks.

UTILITY ROOM (4' 3" X 6' 9") OR (1.30M X 2.06M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, extractor fan, panelled radiator, single bowl single drainer sink unit with monobloc mixer tap set into a work surface with base cupboards beneath and integrated washing machine. Recess for tumble dryer over, part tiled wall surrounds, broom cupboard with light and Baxi gas fired boiler.

SITTING ROOM/DINING ROOM (19' 7" X 16' 10") OR (5.96M X 5.12M)

Aspect to the side elevation through UPVC double glazed windows. Panelled radiators, electric fire set into a stone hearth and surround with wooden mantel. Double opening UPVC double glazed French doors with matching side screens providing access to side elevation. Three ceiling light points, power points, TV aerial point.



KITCHEN (14' 11" X 9' 7") OR (4.55M X 2.91M)

Aspect to the front elevation through UPVC double glazed window, obscure UPVC double glazed door providing access onto side elevation. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Fitted Neff gas hob with stainless steel extractor fan over. Eye level storage cupboard, part tiled wall surrounds, additional work surface with storage cupboards beneath. Fitted four ring stainless steel Indesit electric double oven. Integrated fridge and freezer. Panelled radiator.

INNER HALL

Ceiling light, hatch to loft area, power point. Linen cupboard with electric heater.

BEDROOM 1 (10' 2" X 9' 6") OR (3.11M X 2.90M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, range of power points, built-in bedroom furniture incorporating bed recess with bedside tables. Range of fitted wardrobes comprising three double and one single unit with hanging rails and shelving. Dressing table with drawers to one side and chest of drawers adjoining.



EN SUITE SHOWER ROOM (9' 6" X 4' 8") OR (2.90M X 1.41M)

Obscure UPVC double glazed window to side. Ceiling light, corner shower cubicle with thermostatically controlled shower. Sliding glazed shower screens, wash hand basin with monobloc mixer tap, tiled splash back, storage drawers and cupboards beneath, wall mounted mirror, light and shaver point. Heated towel rail, low level WC.

BEDROOM 2 (9' 9" X 9' 7") OR (2.96M X 2.91M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted bedroom furniture incorporating bed recess with bedside cabinets, one double and two single wardrobe units with hanging rails and shelving. Dressing table with drawers.



BATHROOM (6' 10" X 6' 9") OR (2.08M X 2.06M)

Obscure UPVC double glazed window to side, ceiling light, panelled bath unit with monobloc mixer tap and shower attachment. Panelled radiator, low level WC, wash hand basin with monobloc mixer tap, tiled splash back, wall mounted mirror, light and shaver point over and storage beneath.

OUTSIDE

The front elevation has a paved pathway and steps leading to the front door with the remainder of the garden being laid to lawn. A brick paved driveway allows off road parking and a personal gate leads to:

REAR GARDEN

This area is designed for easy maintenance being mainly paved and shingled and has two garden stores and greenhouse with a stepping stone pathway providing access to the side elevation where there is a small area of lawn and flower beds and a large paved patio area that enjoys privacy and a Southerly aspect. A personal gate provides return access to the front elevation.

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 continue until reaching the Village of Hordle. On reaching Stopples Lane turn right and Woodlands Park will be found on the left.

PLEASE NOTE

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.

PITCH FEE

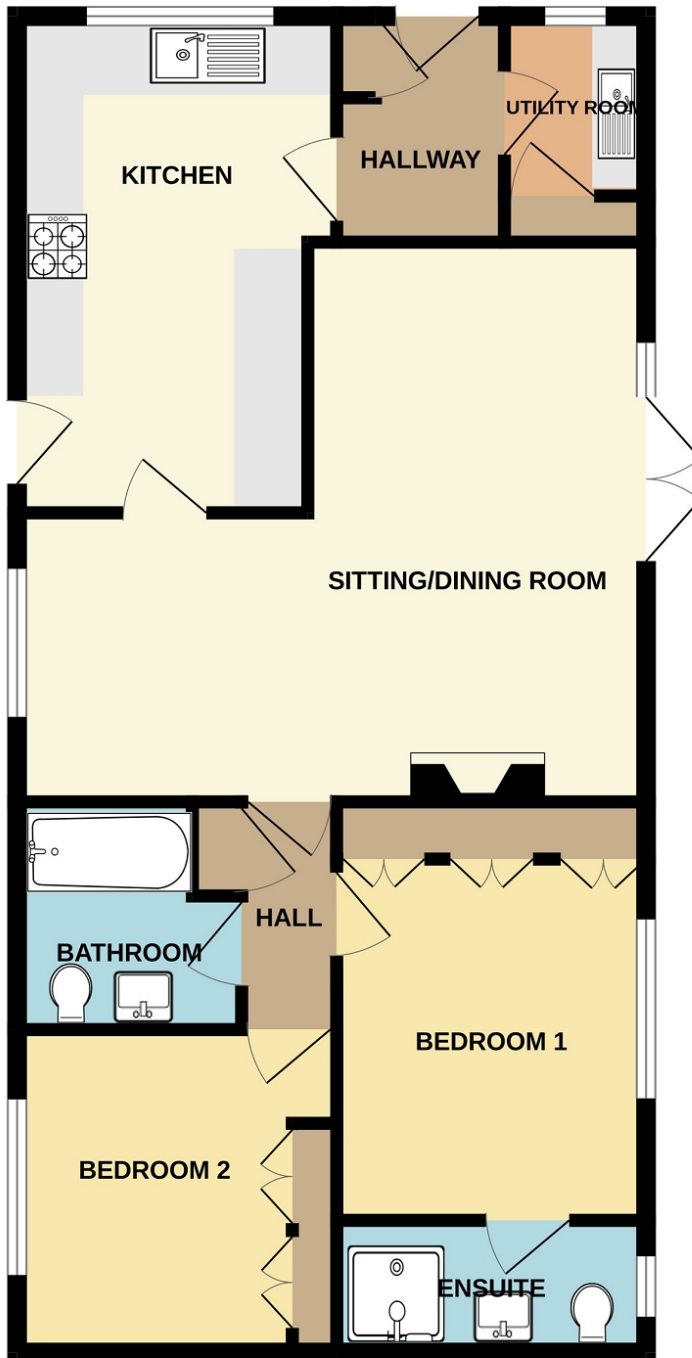
Pitch Fee is approximately £256.31 per month

COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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.