



6a Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB  
 Guide Price **£249,950**



**Ross Nicholas & Company Limited**  
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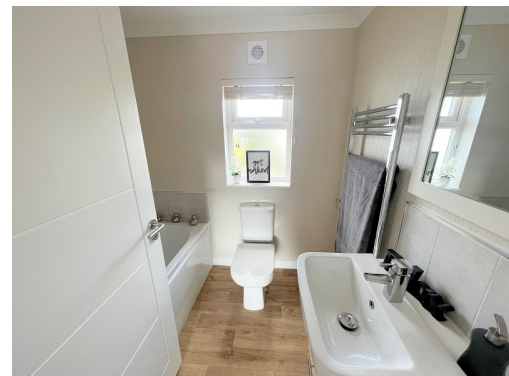




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AVAILABLE IMMEDIATELY - NO STAMP DUTY - NO CONVEYANCE FEES - COUNCIL TAX BAND A. Brand new 40 x 20 Omar park home situated in a highly sought after position on the exclusive Woodlands Park Site. Lounge/Dining Room, Open plan integrated kitchen. Bedroom one with walk-in dressing area a en-suite. Main Bathroom, off road parking, gas fired central heating, UPVC double glazing.



**HALLWAY**

Double glazed front door providing access to hall area, vaulted ceiling, recessed light, panelled radiator, coats cupboard. Open way through to:

**LIVING/DINING ROOM (19' 7" X 18' 10") OR (5.96M X 5.75M)**

Aspect to both side and front elevations through UPVC double glazed windows. Vaulted ceiling, three ceiling light points, panelled radiators, wall hung electric flame effect fire, TV aerial points, power points.

**KITCHEN (11' 4" X 8' 11") OR (3.46M X 2.73M)**

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, recessed lighting, smoke detector, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base cupboards and integrated dishwasher. Breakfast bar with drawers beneath and integrated tumble dryer. Four ring gas hob, stainless steel splash back with matching extractor canopy over. Eye level storage cupboards, integrated fridge and freezer, stainless steel electric oven with matching microwave over. Additional work surface to side, integrated washing machine. Cupboard housing Worcester/Bosch gas fired boiler, obscure UPVC double glazed door providing access onto side elevation. Panelled radiator.

**INNER HALLWAY**

Coved ceiling, recessed light and CO2 alarm.

**BEDROOM 1 (9' 2" X 8' 8") OR (2.80M X 2.65M)**

Aspect to the side elevation through UPVC double glazed window, coved ceiling, ceiling light, panelled radiator, power points, open way through to:

**DRESSING ROOM**

Two double wardrobe units one of which housing modern electric consumer unit. Hanging rails and shelf.

**EN-SUITE SHOWER ROOM**

Obscure UPVC double glazed window to side elevation, coved ceiling, ceiling light, recessed light. Corner shower cubicle with glazed doors, thermostatically controlled shower unit, low level WC, wash hand basin with monobloc mixer tap, storage drawers beneath, tiled splash back, wall mounted mirror, heated towel rail.

**BEDROOM 2 (9' 8" X 8' 11") OR (2.95M X 2.73M)**

Aspect to the side elevation through UPVC double glazed window. Coved ceiling, ceiling light, double wardrobe unit, panelled radiator, power points, dressing table.

**BATHROOM**

Obscure UPVC double glazed window to side elevation. Coved ceiling, ceiling light point, extractor fan, panelled bath unit with tiled splash back, monobloc mixer tap, low level WC, wash hand basin with monobloc mixer tap, storage drawers beneath. Tiled splash back, wall mounted mirror, heated towel rail and shaver point.

**OUTSIDE**

the grounds are currently being landscaped and will provide off road parking and garden area.

**PITCH FEE**

The Site Manager has informed us that the Pitch Fee will be £254.40 pcm.

**VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

**DIRECTIONAL NOTE**

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and continue on this road until reaching the village of Hordle. Stopples Lane will be found on the right and Woodlands Park 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.

**BUYERS NOTE**

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

**COUNCIL TAX**

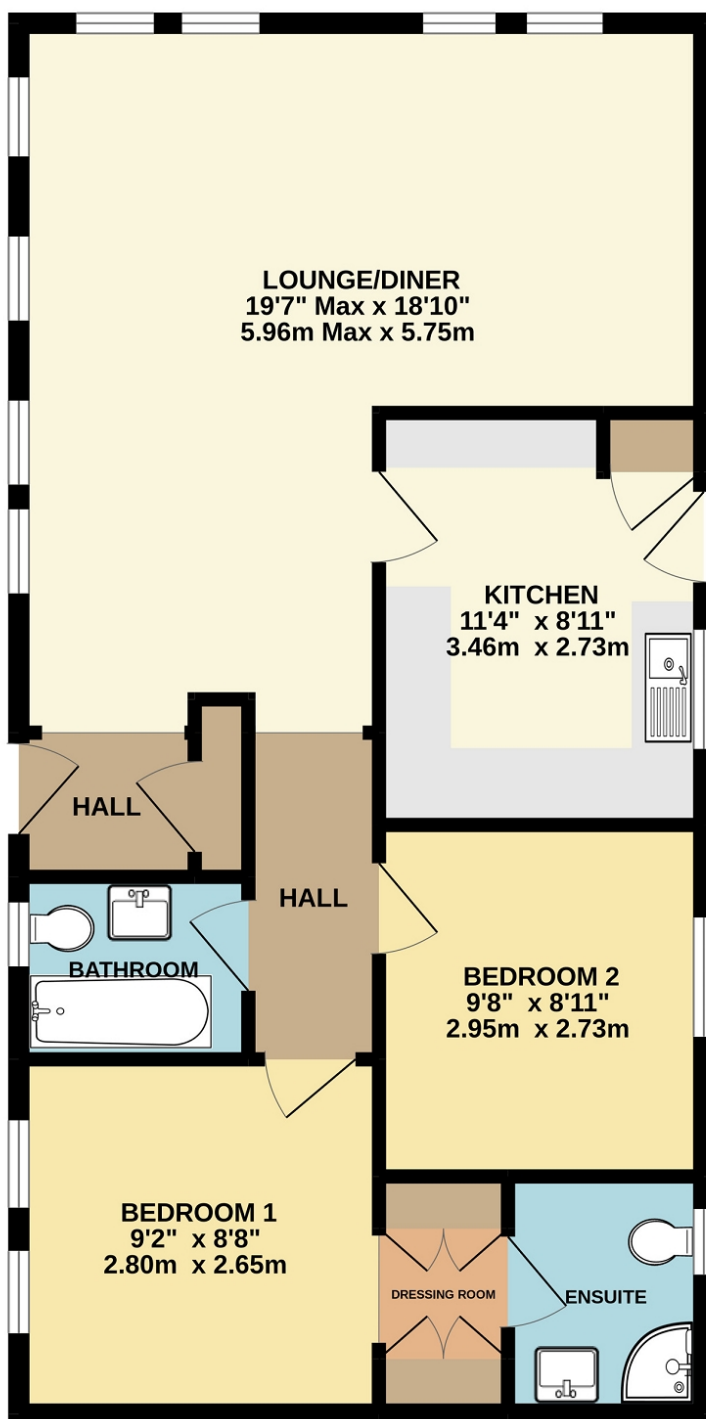
The council tax for this property is band A

**EPC RATING**

The EPC rating for this property is



GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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.