



Shakers Place, Vaggs Lane, Hordle, Lymington, Hampshire, SO41 0FP.

£1,175,000



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





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An individual 4 bedroom detached Barn conversion standing in approximately 0.7 acres of private gardens and driveway which in turn leads to a further TWO ACRES OF Paddock Land, pond, orchard, enclosed by picket fencing and hedging being extremely secluded.



ENTRANCE HALL

Tiled flooring, radiator, ceiling light point, door to:

CLOAKROOM

Low level dual flush WC, wash hand basin with tiled splash back, radiator, ceiling light point, sky-tube, built-in storage cupboard with radiator.

SITTING ROOM/DINING ROOM (27' 3" x 16' 6") or (8.30m x 5.03m)

Part vaulted ceiling with timber beams, large full height double glazed window and doors to front aspect, feature brick fireplace with fitted log burner, timber mantel over, window to side, wood flooring, four radiators, ceiling light points and further inset ceiling downlights, two pairs of double opening doors to:



KITCHEN BREAKFAST ROOM (26' 8" x 10' 5") or (8.13m x 3.18m)

Range of work surfaces with inset bowl and a third single drainer sink unit, inset five ring Bosch gas hob with extractor over, built-in Bosch double oven and grill in tall housing with cupboard above and drawers below. Further combi microwave to side, range of base cupboards and drawers, integrated dishwasher, space and plumbing for American style fridge/freezer, tiled flooring, vaulted ceiling with timber beams, inset ceiling downlights, radiator. A dual aspect room with double glazed windows and bi-fold doors leading to the rear garden with further double glazed window to side, further Velux window. Door from entrance hallway leading to:



UTILITY ROOM

Work surface with single bowl single drainer sink unit, cupboards below, space and plumbing for washing machine, wall mounted gas fired central heating boiler, space for upright fridge/freezer, radiator, hatch to loft storage area, wall mounted cupboards, part tiled walls, inset ceiling downlights. Glazed door from Utility room and opening from Kitchen/Breakfast room leading to:

ORANGERY (13' 0" x 10' 3") or (3.96m x 3.12m)

Lantern style roof, radiator, tiled flooring, double glazed doors and windows overlooking the rear garden.

INNER HALL

Wood effect flooring, radiator, timber beams, door to:

BEDROOM 1 (12' 2" x 11' 8") or (3.70m x 3.56m)

Good range of built-in wardrobes, bedside tables with bridging unit over, vaulted ceiling with beams, two wall light points, radiator, double glazed doors and window to the rear garden, door to:



EN SUITE

Comprising shaped panelled bath with mixer taps and separate shower unit over, low level dual flush WC with concealed cistern, wash hand basin with cupboards below, large ladder style heated towel rail, part tiled walls, tiled flooring, inset ceiling downlighters, extractor fan, double glazed window to the rear aspect.

BEDROOM 2 (14' 1" x 10' 8") or (4.30m x 3.25m)

Vaulted ceiling, hatch to loft space, beams, built-in double wardrobe, bedside table and bridging unit, wood effect flooring, two radiators, ceiling light point. A double aspect room with double glazed window to front and side aspects. Door to:



EN SUITE

Ensuite-Bathroom comprising panelled bath with mixer taps and shower attachment, low level dual flush WC, wash hand basin with cupboard below, ladder style heated towel rail, part tiled walls, tiled flooring, inset ceiling downlighters, extractor fan, obscure double glazed window to side aspect.

BEDROOM 3 (11' 10" x 10' 4") or (3.60m x 3.15m)

Accessed via door from entrance hallway. Ground floor bedroom with vaulted ceiling, attractive beams, wood effect flooring, ceiling light point, radiator, double glazed window to front aspect.



STAIRS RISE TO THE:

Spiral staircase from Sitting Room lead to:

BEDROOM 4 (11' 6" x 10' 4") or (3.50m x 3.15m)

First floor Guest Bedroom or Hobbies room with vaulted ceiling, range of built-in wardrobes, ceiling downlights, radiator, Velux window to rear aspect, door to:

EN SUITE

En-Suite Bathroom comprising panelled bath with mixer taps and separate shower unit, low level dual flush WC, bidet, wash hand basin with tiled splashback, cupboard below, ladder style heated towel rail, part tiled walls, tiled flooring inset ceiling downlights and extractor fan, two Velux windows overlooking front aspect.

OUTSIDE

The property is approached via electronically operated double opening gates leading to a sweeping gravel driveway providing off road parking for several vehicles leading to:

CARPORT (23' 8" x 20' 2") or (7.21m x 6.15m)

Double covered carport, power and light, pitched roof providing further storage.

HOME OFFICE (15' 2" x 10' 3") or (4.62m x 3.12m)

Detached Home Office situated to the front of the property with power and lighting, double glazed windows to rear and side aspects. Wall mounted electric heater. Stud wall to the rear of the office and further door leading to Workshop with power and light, further door to second storage shed/workshop, again with power and light. Pedestrian gate leading to:

REAR GARDEN

Good sized area of paved patio with covered pergola, providing a lovely sitting out area with views across paddocks. Further covered pergola with space for hot tub and barbecue area with work surface, Butler style sink with cupboards below, power and lighting. Further area of shingle leading to Two good sized log stores with lighting. The remainder of the garden is mainly laid to lawn with attractive flower and shrub beds, enclosed by picket fencing with outstanding views across adjoining paddocks and to Sway Tower. The driveway continue to the side of the property leading to a five bar gates which in turn lead to:

BARN (47' 2" x 21' 6") or (14.38m x 6.55m)

Large detached Barn with power and lighting, electronic roller door, field shelter to side and natural pond.

VIEWING ARRANGEMENTS

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

DIRECTIONAL NOTE

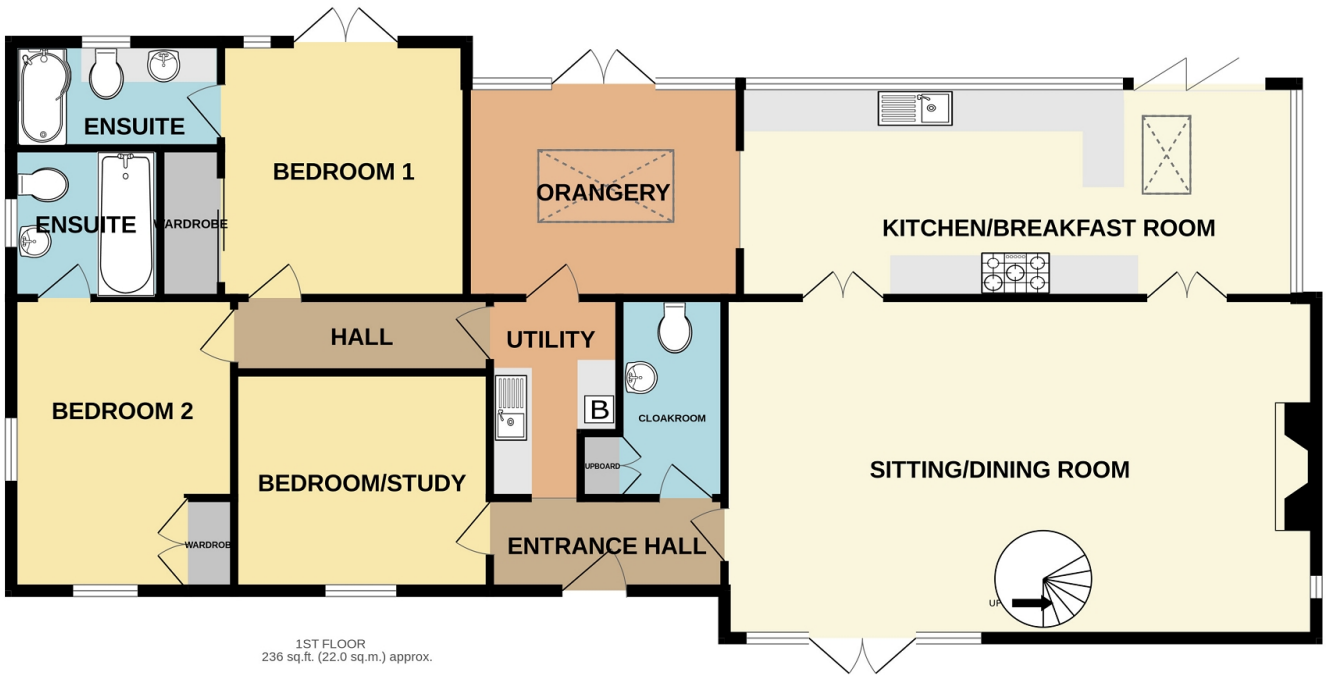
From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue until reaching the Village of Hordle. Continue on until reaching the mini-roundabout and turn left into Vaggs Lane.

PLEASE NOTE

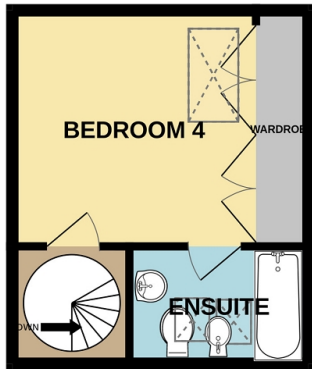
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred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



GROUND FLOOR
1581 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.




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TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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