



**40 Heath Road, Hordle, Lymington, Hampshire. SO41 0GG**

**£639,950**



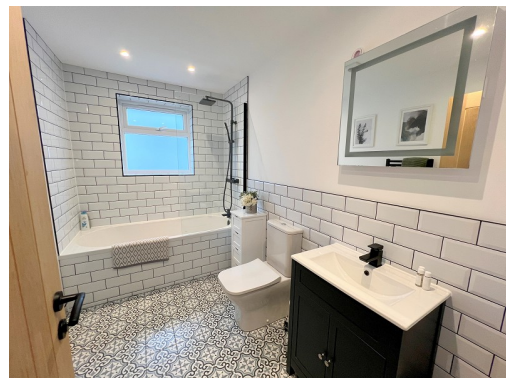
**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





**40 Heath Road, Hordle, Lymington, Hampshire. SO41 0GG**  
**£639,950**

A very well presented 3 double bedroom detached bungalow that has been both modernised and extended. Located within the semi-rural village of Hordle and enjoying far reaching views over adjacent farm fields. Features of the property include sitting room, open plan living/dining/kitchen, utility room, walk-in wardrobe, en-suite, main bathroom and garage.



## ENTRANCE HALL (32' 10" X 6' 4") OR (10.00M X 1.94M)

Accessed via composite front door. Smooth finished ceiling, recessed lighting, hatch to loft area with pull down ladder, panelled radiator, power points, double opening coats cupboard with hooks.

## SITTING ROOM (12' 2" X 11' 1") OR (3.71M X 3.37M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points and TV aerial point.

## OPEN PLAN KITCHEN/LIVING/DINING ROOM (27' 1" X 15' 3") OR (8.25M X 4.65M)

Aspect to the rear elevation through UPVC double glazed window and feature bi-fold doors providing both views and access onto patio and rear garden. Large ceiling lantern providing natural light. One and a half bowl single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, pull-out bin, corner pantry, fitted electric double oven with storage above and beneath, large island with seating for approximately four, fitted drinks fridge and range of base drawers and cupboards beneath. Power points, under floor heating, wall connections for wall hung television.

## UTILITY ROOM (9' 6" X 5' 3") OR (2.89M X 1.60M)

Obscure double glazed door providing access onto side elevation. Stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall, recess for washing machine and tumble dryer. Storage cupboards and threequarter height storage cupboard. Eye level storage cupboards, part tiled wall surrounds, power points, panelled radiator.

## BEDROOM 1 (11' 1" X 9' 9") OR (3.39M X 2.98M)

Aspect to the front elevation through UPVC double glazed window, panelled radiator, power points, connections for wall hung television. Smooth finished ceiling, recessed lighting, walk-in wardrobe, range of storage units incorporating shelving, hanging rails and chest of drawers.

## EN SUITE SHOWER ROOM (10' 0" X 3' 11") OR (3.05M X 1.19M)

Obscure UPVC double glazed window to side, smooth finished ceiling, recessed lighting, extractor fan, large double walk-in shower cubicle, tiled walls, rain effect shower head with hand held shower attachment. Display tiled niche, wash hand basin with monobloc mixer tap, tiled splash back, wall mounted mirror with light and blue tooth over. Storage beneath, low level WC, tiled flooring, heated towel rail.

## BEDROOM 2 (12' 1" X 10' 1") OR (3.69M X 3.07M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points.

## BEDROOM 3 (12' 4" X 10' 1") OR (3.76M X 3.07M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points.

## BATHROOM (9' 11" X 5' 10") OR (3.03M X 1.79M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, part tiled wall surrounds, panelled bath unit with monobloc mixer tap, rain effect shower head and hand held shower attachment. Low level WC, wash hand basin with monobloc mixer tap, storage beneath and mirror with light over. Tiled flooring, heated towel rail.

## OUTSIDE

A shingled driveway provides off road parking for four to five cars and there is an area of lawn to the front boundary and the garden is bounded behind close board fencing. The driveway continues along the side elevation providing additional parking and access to:

## DETACHED GARAGE (21' 4" X 11' 6") OR (6.50M X 3.50M)

Up and over door, power and light, UPVC double glazed window overlooking garden. Currently sub-divided into two areas creating a work-shop to the front and storage to the rear.

## REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board fencing and there are stunning far reaching views over adjoining farm fields. Outside light point and power.

## 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 Hordle turn right into Stopples Lane and take the 4th turning right into Heath Road.

## 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.

## COUNCIL TAX

The council tax for this property is band D



## EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR  
1197 sq.ft. (111.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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.  
Made with Metropix 02024

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

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.