



34 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41  
0JB  
Guide Price **£245,000**



**Ross Nicholas & Company Limited**  
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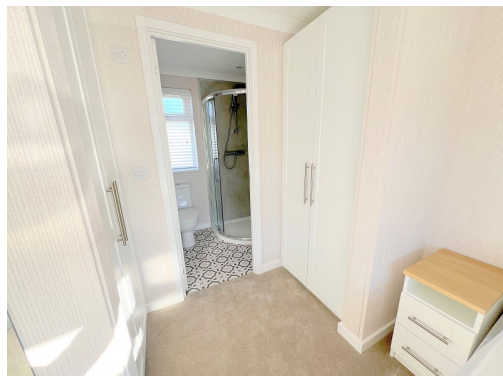




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A stunning brand new Omar Middleton 42 x 17 foot park home located in arguably one of the best residential park home site in the south. Features of the property include sitting room, dining area, kitchen, utility room, en-suite shower room, bathroom, landscaped gardens and off road parking.



## ENTRANCE HALL

Accessed via double glazed front door, recessed lighting, smoke detectors, double panelled radiator, coats cupboard with hanging hooks and additional linen cupboard with slatted shelving.

## SITTING ROOM (19' 3" X 8' 9") OR (5.87M X 2.66M)

Aspect to the side and front elevations through UPVC double glazed windows, vaulted ceiling, two ceiling light points, power points, TV connections for wall hung television. Feature electric fire with surround hearth and mantel. Open way through to:

## DINING ROOM (7' 4" X 6' 9") OR (2.24M X 2.06M)

Aspect to the front elevation through UPVC double glazed window. Vaulted ceiling, ceiling light, double panelled radiator, smoke detector and door leading to:

## KITCHEN (9' 0" X 6' 9") OR (2.75M X 2.06M)

Aspect to the side elevation through UPVC double glazed window. Vaulted ceiling, ceiling light, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall and integrated fridge/freezer unit and dishwasher, additional work surface providing base drawers and cupboards beneath, Bosch four ring gas hob, tiled splash back with extractor fan over. Eye level storage cupboards, fitted stainless steel double oven with storage above and beneath.

## UTILITY ROOM (7' 11" X 5' 3") OR (2.42M X 1.59M)

Obscure UPVC double glazed door providing access onto side elevation. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with base cupboards beneath one of which houses washing machine/dryer. Additional storage cupboard with modern Bosch gas fired boiler with programmer and time clock. Double panelled radiator, ceiling light.

## BEDROOM 1 (10' 9" X 7' 7") OR (3.28M X 2.32M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, TV connections for wall hung television. Open way through to Dressing Area with two double wardrobe units with hanging rails and shelves. Modern consumer unit.

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Recessed lighting, extractor fan, corner shower unit with thermostatically controlled shower, sliding glazed shower screen, panelled radiator, low level WC, wash hand basin with monobloc mixer tap, storage beneath, tiled splash back, mirror and shaver point.

## BEDROOM 2 (10' 6" X 7' 7") OR (3.20M X 2.30M)

Aspect to the side elevation through UPVC double glazed window. Recessed lighting, power points, panelled radiator, fitted bedroom furniture incorporating one double wardrobe unit with hanging rail and shelf with dressing table to side. TV connections for wall hung television.

## BATHROOM

Obscure double glazed window to side. Recessed lighting. Extractor fan, panelled bath unit with monobloc mixer tap, thermostatically controlled shower unit, glazed shower screen, low level WC, wash hand basin with monobloc mixer tap, storage beneath, tiled splash back, mirror over.

## OUTSIDE

The grounds will be fully landscaped and a paved pathway to both side elevations and access to the home.

## PITCH FEE

The site have informed us that the pitch fee is £313.04 pcm.

## 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 cross over at the traffic lights into Ashley Road and proceed until reaching the village of Hordle. Once reaching Hordle turn right into Stopples Lane where 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.

## BUYERS NOTE

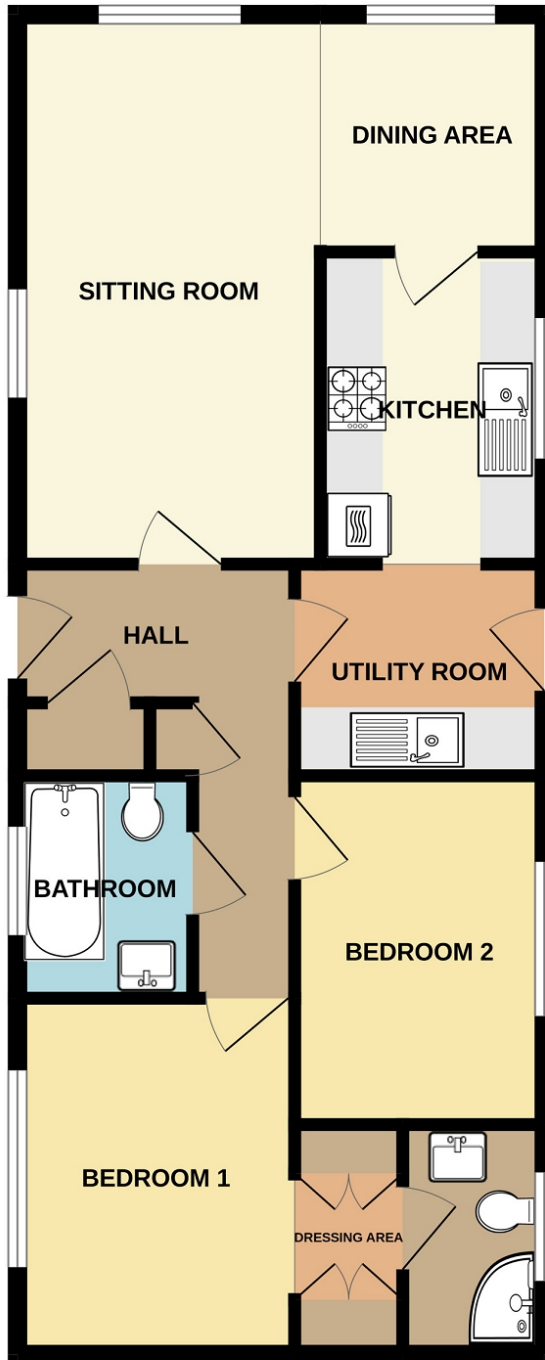
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase. 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.

## COUNCIL TAX

The council tax for this property is band A



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.