



**65 Stopples Lane, Hordle, Lymington, Hampshire. SO41 0GJ**

**£415,000**



**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 bungalow situated on a wider than average plot which has recently benefited from a new Vivian & Holt kitchen and a updated shower room. Located with walking distance of the village shops in Stopples Lane and public bus route via the X1 route connecting to nearby towns such as New Milton and Lymington.



## ENTRANCE

Undercover Entrance with downlight provides access to UPVC double glazed door with matching side screen in turn leading to:

## ENTRANCE HALL (14' 6" X 6' 7") OR (4.42M X 2.01M)

Spacious in size with smooth finished ceiling, four ceiling downlights, access to loft via roof hatch, wall mounted central heating thermostat, radiator with independent thermostat, power points, telephone point, double opening doors provide access to generous sized shelved storage cupboard. Additional built-in storage cupboard housing factory lagged hot water cylinder with fitted immersion heater, pressure vessel to one side with slatted shelving above. Door provides access to:

## SITTING ROOM (17' 0" X 10' 5") OR (5.19M X 3.17M)

Coved and smooth finished ceiling, ceiling light point. Dual aspect room with double glazed window facing front garden aspect with double opening French Doors providing access onto the South facing side garden. Attractive brick fireplace surround with coal effect gas open fire. TV aerial point, power points, radiator with independent thermostat.

## KITCHEN (12' 5" X 9' 11") OR (3.78M X 3.01M)

Smooth finished ceiling with LED ceiling light. Dual aspect room with double glazed windows overlooking the garden aspect. Quality Vivian & Holt fitted kitchen, recently installed comprising of laminated wood grain working surfaces with matching upstands and window cills with contrasting units providing easy access to cupboards and storage drawers including cutlery drawer with fitted ceramic four ring hob with Bosch extractor above. Space for slimline dishwasher, space for automatic washing machine, fitted Siemens microwave oven with storage drawers above and beneath, attractive wood plank effect Vinyl flooring. Space for breakfast table, double panelled radiator with independent thermostat, numerous power points. Updated electric consumer unit with electric meter to one side. Space for upright fridge/freezer, additional ceiling light and UPVC double glazed door provides access to rear garden.

## BEDROOM 1 (13' 6" X 11' 11") OR (4.12M X 3.64M)

Coved and smooth finished ceiling, ceiling light point. UPVC double glazed window facing front aspect, radiator with independent thermostat, power points.

## BEDROOM 2 (11' 11" X 10' 0") OR (3.63M X 3.05M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator beneath, telephone point, power points.

## SHOWER ROOM (9' 4" X 6' 7") OR (2.85M X 2.0M)

Smooth finished ceiling, three ceiling downlights. Two sets of UPVC double glazed windows facing rear garden aspect. Flush mounted shower tray with Aqualisa thermostatically controlled power shower with adjustable shower attachment, floor to ceiling height aqua boarding in shower area. Glazed shower screen to one side, wash hand basin with monobloc mixer tap with tiled splash backs with vanity unit beneath, low level WC, heated towel rail with thermostat, Vinyl cushion floor.

## OUTSIDE

The property is located on a spacious corner plot benefiting from being wider than average with double opening gates providing access to a large flagstone driveway leading to Garage with parking to one side. Outside security floodlight. Gate provides access to footpath to front door entrance.

## GARAGE

Ceiling light, glazed windows to two sides. Timber door provides access to rear garden. Wall mounted Vailant gas fired central heating boiler, power points.

## GROUNDS

The main gardens tend to be at the front on the South side of the property enclosed by low level brick walling topped with quality close boarded fencing providing complete privacy and screening from neighbouring properties and Stopples Lane. The garden is mainly laid to lawn with ornamental trees and planted borders with ornamental fish pond adjoining the rear boundary which benefits from a water feature. Outside lighting, outside water tap, paving to rear of the property provides access to the rear kitchen door, garage door and provides access to side driveway.

## 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 proceed through Ashley and onto Hordle. Proceed until reaching Stopples Lane on the right where the property will be found on the left-hand side.

## 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.

## 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.

## TENURE

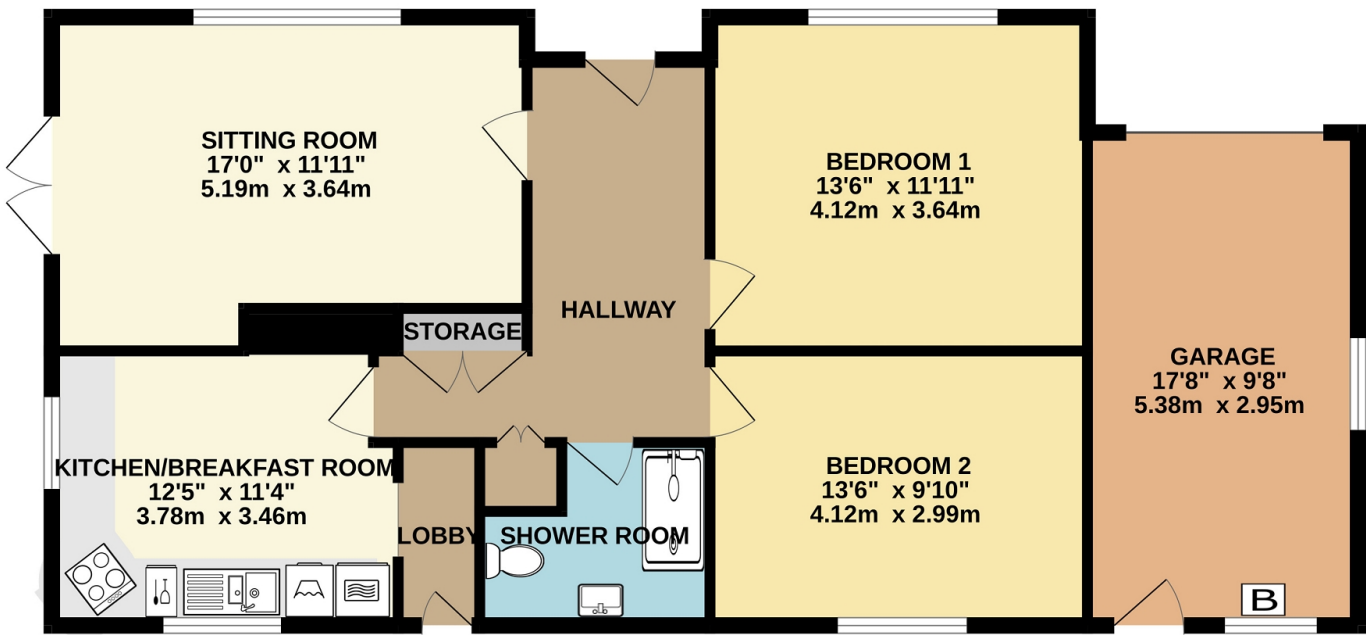
The resale tenure for this property is Freehold



## EPC RATING

The EPC rating for this property is E54

### GROUND FLOOR 961 sq.ft. (89.3 sq.m.) approx.



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TOTAL FLOOR AREA: 961 sq.ft. (89.3 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.