



**Reids Orchard Silver Street, Hordle, Lyminster, Hampshire. SO41 0FN**

**£299,950**



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





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AGRICULTURAL RESTRICTION A two double bedroom detached bungalow with the potential to modernise and develop situated on the edge of the semi-rural village of Hordle. Features of the property include Entrance Hall, Sitting Room, Kitchen/ Breakfast Room, Bathroom, Shower Room, large attached Work Shop and additional Double Car Port. Sole Agents, keys in office.



## AGRICULTURAL RESTRICTION

An agricultural restriction, also known as an agricultural tie or agricultural occupancy condition (AOC), is a planning restriction on a rural property that limits its occupation to individuals employed in agriculture or a related field, such as forestry.

## ENTRANCE HALL

Accessed via a double glazed front door. Hatch to loft area, three ceiling light points. Panelled radiators, double airing cupboard housing lagged hot water cylinder with programmer and time clock and storage cupboards over.

## SITTING ROOM (17' 6" X 13' 11") OR (5.33M X 4.23M)

Aspect to the front, rear and side elevations, door providing access onto gardens. Two ceiling light points, range of power points, double panelled radiator, gas fire set into a stone surround, hearth and wooden mantel.

## KITCHEN/BREAKFAST ROOM (17' 4" X 12' 1") OR (5.28M X 3.68M)

Aspect to both front and rear elevations through UPVC double glazed windows with matching door providing access to front elevation. Two ceiling light points, single bowl double drainer stainless steel sink unit set into a work surface extending along two walls with base drawers and cupboards beneath. Recess for washing machine and gas cooker. Recess for fridge/freezer, double panelled radiator, power points.

## BEDROOM 1 (13' 4" X 10' 5") OR (4.07M X 3.18M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

## BEDROOM 2 (9' 10" X 8' 8") OR (3.00M X 2.63M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, bed recess with storage cupboards over and single wardrobe to side.

## BATHROOM (5' 10" X 5' 4") OR (1.77M X 1.62M)

Obscure UPVC double glazed window to rear, ceiling light, fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and shower attachment. Pedestal wash hand basin, single panelled radiator, tiled flooring.

## SHOWER ROOM (5' 6" X 5' 4") OR (1.67M X 1.62M)

Obscure UPVC double glazed window to rear. Ceiling light, fully tiled wall surrounds, low level WC, corner wall hung wash hand basin, shower cubicle with thermostatically controlled shower unit. Tiled flooring.

## WORKSHOP (27' 9" X 12' 1") OR (8.45M X 3.68M)

Accessed via the Kitchen with aspect onto the rear elevation. Double opening doors provide access onto the front driveway, power points, lighting, electric meter, consumer unit. Aspect to the front elevation.

## CARPORT (26' 9" X 19' 4") OR (8.15M X 5.89M)

Attached to the work shop, large vaulted ceiling, open fronted.

## OUTSIDE

Large driveway extends along the front elevation of the property where there is an area laid to lawn with as selection of shrubs, flower beds and hedging. Within the front elevation there is a double metal storage unit. The driveway continues along the side elevation leading to additional parking and outbuildings including Double Garage and a detached double garden Store and covered area.

## 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. At the mini-roundabout cross over into Silver Street and Reids Orchard 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. 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.

## BUYERS NOTE

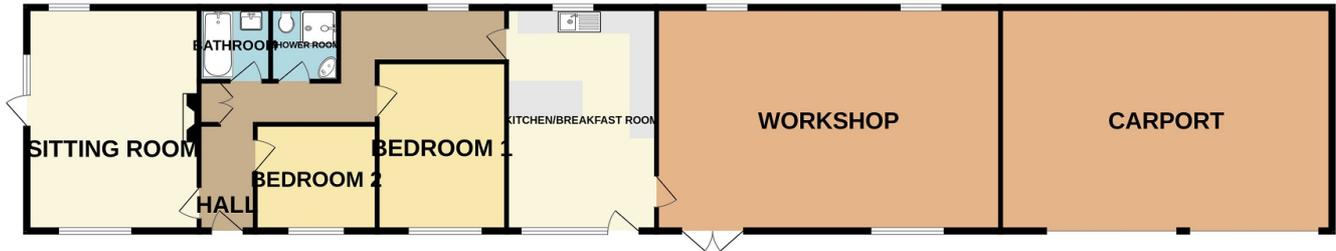
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## COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR  
1908 sq.ft. (177.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1908 sq.ft. (177.2 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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