



**11 Heath Road,
Hordle, Hampshire, SO41 0GG**



SPACIOUS HOME, LARGE GARDEN!

Situated in the pleasant village of Hordle, we are pleased to offer this spacious four bedroom 'chalet' style bungalow, which also benefits from a very good sized rear garden. Features include a lovely family/dining room with vaulted ceiling. Pictures were taken a few years ago and property has been let since then, hence presentation is a little less good

Price....£595,000

- Four Double Bedrooms
- Two Reception Rooms
- Pleasant Garden
- Drive & Garage
- Lots of Parking
- Bathroom & En Suite
- Village Location
- Call to View

ENTRANCE HALL: Radiator, cupboard.

LIVING ROOM: 5.36m x 3.59m (17'7" x 11'9") Bay window to front, further window to side, open fireplace, radiator.

KITCHEN: 3.32m x 3.2m (10'11" x 10'6") Window to side, range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards, sink unit, gas hob, double oven with hood over, built in dishwasher, space for American style fridge/freezer, cupboard under the stairs with space for washing machine, staircase to first floor. Opening to:

DINING/FAMILY ROOM: 5.77m x 2.82m (18'11" x 9'3") Feature vaulted ceiling, windows, doors to garden, radiators.

BEDROOM TWO: 3.82m x 3.43m (12'6" x 11'3") Window to front, radiator.

BEDROOM THREE: 3.37m x 2.75m (11'1" x 9'0") Window to side, built in wardrobes, radiator.

BEDROOM FOUR: 3.43m x 2.79m (11'3" x 9'2") Window to side, built in wardrobes, radiator.

GALLERIED LANDING: Overlooking the rear garden and down stairs, radiator.

BEDROOM ONE: 4.64m x 4.52m (15'3" x 14'10") Window to front, built in wardrobe, radiator. Door to:

EN SUITE: WC, wash hand basin, shower, velux window, heated towel rail.

BATHROOM: Bath, wash hand basin, WC, natural light via sun tube, heated towel rail.

OUTSIDE: The bungalow sits on a particularly impressive wide plot.

FRONT: An area of front garden. Adjoining this the driveway gives lots of off road parking and leads to the:

DETACHED GARAGE: Good size.

REAR: The rear garden comprises a good sized lawned area and enjoys a lovely sunny aspect.

EPC RATING: D, COUNCIL TAX BAND: E

APPROX FLOOR AREA: 1335 sq ft (124 sq m)

DIRECTIONS: From our office bear right into Old Milton Road and continue straight over at the traffic lights into Ashley Road, go straight across at the next set of traffic lights and proceed to the traffic lights at Ashley. Again go straight across into Ashley Lane. Carry on up the hill, into the village of Hordle, take the second turning right into Stopples Lane and fourth right into Heath Road.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

