



11 White Barn Crescent, Hordle, Hampshire. SO41 0FY
£2,000 Per Calendar Month



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A spacious and modern four bedroom semi detached house benefitting generous room sizes over three floors including a spacious principal suite on the top floor with a walk-in wardrobe. Available from Mid/End November for a long term let, this family home is situated in a quiet position within walking distance of the local primary school and just a short drive from the New Forest, Lymington and New Milton towns for wider amenities.



ENTRANCE PORCH

Access via a UPVC opaque double glazed entrance door with matching windows to either side, having wood flooring and a ceiling spotlight, door leads into the:

LIVING/DINING ROOM

A lovely and large dual aspect room with UPVC double glazed bay window to front and a set of UPVC double glazed doors to the rear, leading onto the garden. Wall and ceiling light points, two wall mounted panelled radiators, continuation of wood flooring. Doorway to the:

KITCHEN

Fitted with an excellent range of base and wall mounted handle less units in a cream gloss finish with extensive areas of Quartz work surface over. Inset stainless steel one and a half bowl sink unit with engrained drainer and mixer tap over. Inset four burner Gas hob with oven beneath. Integrated full size dishwasher. Space for tall standing fridge/freezer. UPVC double glazed window to rear with a matching door leading out onto the rear garden. Inset LED ceiling spotlights with LED track under cupboard lighting.

INNER HALL

Accessed through double doors from the Living/Dining Room and housing the Utility cupboard, under stairs storage cupboard, stairs to the first floor and doors to both the Ground floor cloakroom and the integral garage.

GROUND FLOOR WC

Benefitting from a modern white suite comprising hidden cistern style low level flush WC, wall mounted wash hand basin with tiled splash back, sensor lighting and high level extractor fan.

UTILITY CUPBOARD

Housing the freestanding washing machine which will be left as a gesture of goodwill by the landlords. In the event that the appliance goes wrong or requires replacement, this will be at the tenants expense.

FIRST FLOOR LANDING

Good sized airing cupboard with the Gas fired boiler and slatted linen shelving. Ceiling light point, wall mounted panelled radiator. Doors to all first floor rooms and stairs to second floor.

BEDROOM 2

Situated to the front of the property, lovely and bright with a large UPVC double glazed bay window to the front, ceiling light point, ample space for bedroom furniture, wall mounted panelled radiator.

BEDROOM 3

Situated to the rear of the property and benefitting a large fitted wardrobe with hanging space and shelving sitting behind a set of concertina, part mirror fronted doors. Further built-in wardrobe with hanging rail and storage cupboard over. UPVC double glazed window to the rear, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 4

Situated to the front of the property with UPVC double glazed window to the front aspect, ample space for bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

FAMILY BATHROOM

Benefitting a modern white, three piece suite comprising panel enclosed bath with corner mounted tap and retractable wand, low level flush WC and pedestal wash hand basin, UPVC opaque double glazed window to rear, chrome curved ladder style towel radiator, inset LED ceiling spotlights.

SHOWER ROOM

Benefitting an enclosed shower cubicle with concertina door and chrome fitments and corner mounted wash hand basin, fully tiled walls and floor, UPVC opaque double glazed window to side aspect, inset LED ceiling spotlights.

FROM THE LANDING STAIRS RISE TO THE:

SECOND FLOOR LANDING

Velux style window on stairs letting in natural light. Door into:

BEDROOM 1

A fantastic main bedroom flooded with natural light from the Velux style windows to both the front and rear aspects. Access to eaves storage, inset LED ceiling spotlights and wall light points, wall mounted panelled radiator, provision for wall hung television. Door to:

WALK IN WARDROBE

Housing a mix of Oak fronted open wardrobes with a mix of hanging space and shelving, Velux style window to the front, ceiling light point.

EN SUITE

Fitted with a three piece suite comprising panel enclosed bath with central filling point and retractable wand, low level flush WC, wall mounted wash hand basin, chrome ladder style towel radiator, wall mounted LED backlit mirror, ceiling spotlights, Velux style window to rear.

OUTSIDE

The rear garden is a great feature of the property benefitting a good sized patio area immediately abutting the rear of the property extending then onto an area of lawn with storage shed to rear. Gated access to the side then leads in turn to:



THE APPROACH & GARAGE

Laid mainly to macadam for off road parking with a small area of mature shrubs. At the head of the driveway there is then an electrically operated up and over door which in turn leads into the Integral Garage housing the gas and electric meters and electric consumer unit, great storage space or ability to house extra utility appliances if desired. Return door to inner hallway.

DIRECTIONAL NOTE

From our office in New Milton proceed to Hordle via Ashley Road and Ashley Lane taking the right hand turning into Everton Road adjacent to the garage. Continue until reaching the crossroads and turn left onto Woodcock Lane where White Barn Crescent will be found on the left hand side and the property numbered.

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.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

AGENTS NOTE

Some photos have been edited and virtually staged using AI. The physical properties of the rooms remain the same and this is only for presentation purposes.

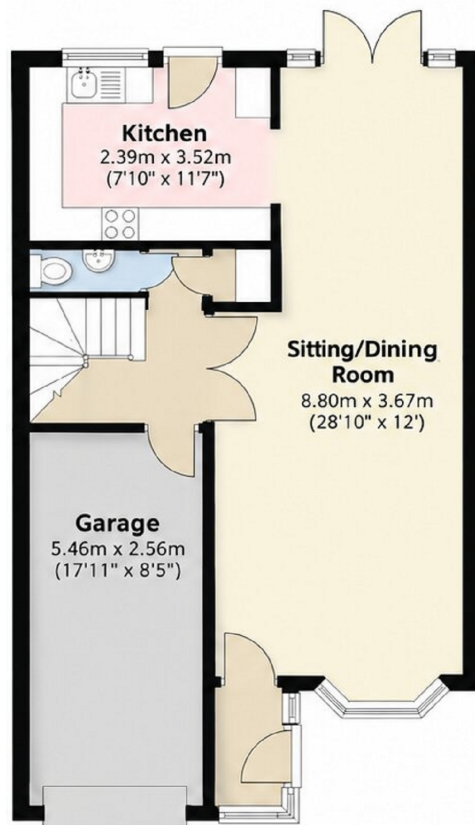
EPC RATING

The EPC rating for this property is C71



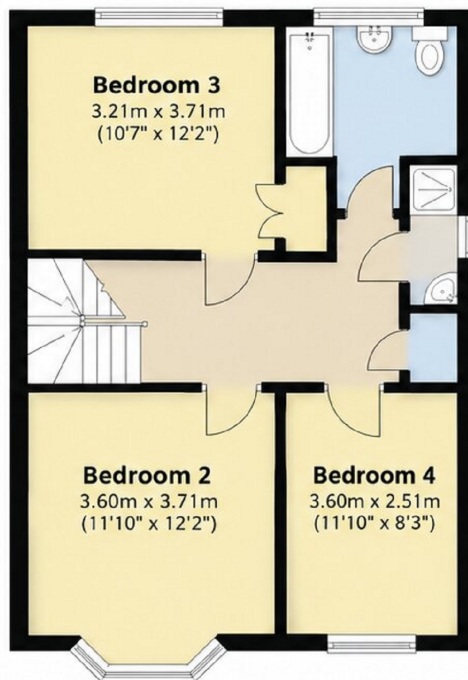
Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



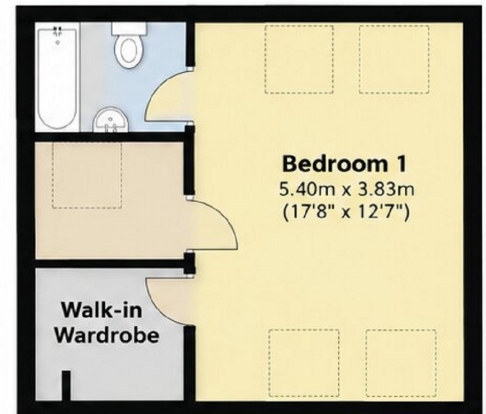
First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



Total area: approx. 151.8 sq. metres (1634.1 sq. feet)

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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.