



**92 Woodlands Park, Stopples Lane, Hordle, Hampshire. SO41 0AE**

**£239,950**



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







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**£239,950**

A truly stunning two double bedroom detached Park Home located on a highly sought after site and offering numerous features including Entrance Hall, Kitchen/ Breakfast Room, Sitting Room, Utility Room, En-Suite Shower Room, Main Bathroom, vaulted ceilings, Oak doors throughout, benefit of the ten year guarantee (four years) off road parking, gardens with wooded backdrop.





## ENTRANCE HALL

Accessed via UPVC double glazed front door, smooth finished ceiling, recessed lighting, panelled radiator.

## UTILITY ROOM (6' 11" X 5' 10") OR (2.12M X 1.77M)

Aspect to the side elevation through UPVC double glazed windows, smooth finished ceiling, recessed lighting, part tiled wall surrounds, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base cupboards beneath. Additional cupboard housing gas fired boiler. Under counter recess for fridge, eye level storage cupboards, panelled radiator.

## KITCHEN/DINER (19' 3" X 13' 11" MAX) OR (5.88M X 4.25M MAX)

Aspect to the front elevation through UPVC double glazed window. Additional aspect to the rear through UPVC double glazed patio doors providing access onto garden. Vaulted ceiling, recessed lighting, ceiling light, double glazed Velux window providing additional natural light. Two panelled radiators, power points. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with a range of base drawers and cupboards beneath. Integrated dishwasher, fridge/freezer, drinks fridge, electric double oven, four ring gas hob with stainless steel extractor canopy over. Part tiled wall surrounds, range of eye level storage cupboards, dresser style unit incorporating storage cupboards and glazed display storage over. Power points, double opening doors provide access into:



## SITTING ROOM (13' 2" X 13' 9") OR (4.01M X 4.18M)

Aspect to the side elevation through two floor to ceiling UPVC double glazed windows. Additional aspect to the rear elevation through UPVC double glazed patio doors providing access onto garden. Two double panelled radiators, power points, TV aerial point, wall hung flame effect electric fire.

## INNER HALL

Hatch to loft area, smooth finished ceiling, recessed lighting, power points, coats cupboard with hanging hooks and shelf over.

## BEDROOM 1 (10' 5" X 9' 5") OR (3.18M X 2.87M)

Aspect to the rear elevation through two UPVC floor to ceiling double glazed windows. Vaulted ceiling, recessed lighting, panelled radiator, power points, TV connections for wall hung TV. Triple wardrobe unit with sliding doors, one of which is mirrored, hanging rails and shelving. Wall lights.



## EN SUITE SHOWER ROOM (6' 4" X 5' 10") OR (1.93M X 1.79M)

Floor to ceiling obscure double glazed window to rear, recessed lighting, vaulted ceiling, large walk-in shower cubicle with thermostatically controlled shower unit. Rain effect shower head and hand held shower attachment, low level WC, wash hand basin with monobloc mixer tap with storage beneath and wall mounted mirror fronted medicine cabinet with light, heated towel rail.

## BEDROOM 2 (9' 5" X 9' 5") OR (2.88M X 2.86M)

Aspect to the front elevation through two floor to ceiling double glazed windows. Vaulted ceiling, recessed lighting, panelled radiator, TV connections for wall hung TV. Triple wardrobe unit with sliding doors one of which being mirrored, hanging rails and shelving.

## BATHROOM (6' 11" X 6' 3") OR (2.11M X 1.91M)

Obscure double glazed window to front, vaulted ceiling, recessed lighting, extractor fan, panelled bath unit with wall mounted thermostatically controlled shower, rain effect shower head, hand held shower attachment and glass shower screen. Low level WC, wash hand basin with monobloc mixer tap, storage beneath, wall mounted mirror fronted medicine cabinet with light and part tiled wall surrounds.

## OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled and paved pathway and steps lead to the front door, Outside power and lighting. A brick paved driveway proceeds along the side elevation providing off road parking with an additional gravel parking space located on the opposite elevation.

## REAR GARDEN

Raised decking area extending along the rear of the property with a pleasant wooded backdrop. There is a large section of artificial grass, outside lighting and shed for storage.

## PITCH FEE

The vendor informs us that the pitch fee is £262.21 per month.

## 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 follow the road until reaching the village of Hordle. On reaching Stopples Lane turn right and Woodlands Park will be found on the left.

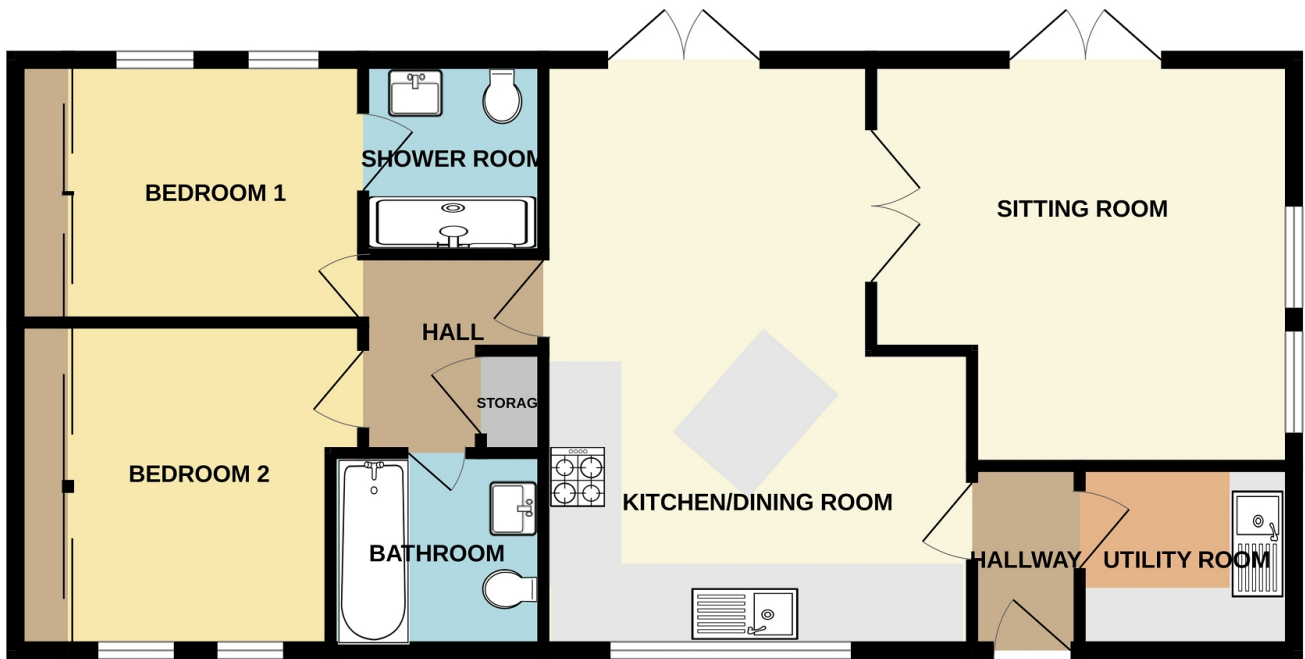
## PLEASE NOTE

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.

## COUNCIL TAX

The council tax for this property is band A

GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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