



3 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire. SO41 0JB

£249,950



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





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A well presented modern design Stanley Albion Wentwood Park 45 x 20 home located in one of the most sought after residential Park Home sites in the area, features of the property include Entrance Hall, Sitting Room, Dining Room, integrated Kitchen, Utility Room, two double Bedrooms, walk-in wardrobe, Shower Room, ,main Bathroom.



ENTRANCE HALL

Accessed via UPVC double glazed front door. Hatch to loft area, recessed lighting, panelled radiator, power points, wall light point, programmer and time clock for central heating. Linen cupboard with slatted shelving.

SITTING ROOM (20' 4" X 13' 0") OR (6.19M X 3.96M)

Aspect to both side and front elevations through UPVC double glazed floor to ceiling windows. Vaulted ceiling, recessed lighting, UPVC double glazed French doors providing access onto side elevation. Panelled radiators, power points, TV aerial connections, wall hung electric fire.

DINING ROOM (9' 7" X 9' 0") OR (2.93M X 2.74M)

Aspect to the side elevation through UPVC double glazed window with additional obscure UPVC double glazed window to side. Vaulted ceiling, recessed lighting, panelled radiator, power points.

KITCHEN (9' 9" X 9' 6") OR (2.98M X 2.89M)

Aspect to the side elevation through UPVC double glazed window. Additional Velux window providing natural light. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, stainless steel electric double oven. Four ring stainless steel gas hob with stainless steel splashback and extractor canopy over. Low level storage cupboards, integrated fridge/freezer, open way through to:

UTILITY ROOM

Obscure UPVC double glazed door providing access to side elevation. Circular stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with storage cupboards beneath, recess for washing machine and tumble dryer. Eye level storage cupboards and additional cupboard housing Worcester/Bosch gas fired boiler, panelled radiator, recessed lighting, large broom cupboard.

BEDROOM 1 (11' 7" X 9' 6") OR (3.54M X 2.89M)

Aspect to the side elevation through two vaulted ceiling UPVC double glazed windows. Recessed lighting, panelled radiator, power points, TV connections for wall hung television.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to rear. Recessed lighting, corner shower cubicle with thermostatically controlled shower unit, low level WC, pedestal wash hand basin with tiled splash back, large mirror, light and shaver point over.

WALK IN WARDROBE

Hanging rails and shelving. Chest of drawers, panelled radiator, modern consumer unit.

BEDROOM 2 (11' 5" X 9' 5") OR (3.49M X 2.88M)

Aspect to both side and rear elevations through UPVC double glazed windows. Recessed lighting, double panelled radiator, power points, fitted wardrobes comprising one double and one single unit with hanging rails and shelving, TV aerial point.

BATHROOM

Obscure UPVC double glazed window facing side, recessed lighting, free standing bath unit with central hot and cold monobloc mixer tap. Double panelled radiator, low level WC with concealed cistern set into a unit with storage cupboards and wash hand basin with monobloc mixer tap and display top, large wall mounted mirror with extractor fan.

OUTSIDE

The property benefits from a brick paved driveway providing off road parking which in turn leads to:

DETACHED GARAGE

Pitched roof, up and over door, power and light and personal door to side.

GARDENS

The gardens extend to the rear and side elevations with a paved pathway and a selection of shrub and flower beds. To the side elevation there is artificial lawn with a large paved patio area.

PITCH FEE

The site have confirmed 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 proceed through Ashley to the village of Hordle. On reaching Hordle turn right at Stopples Lane 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

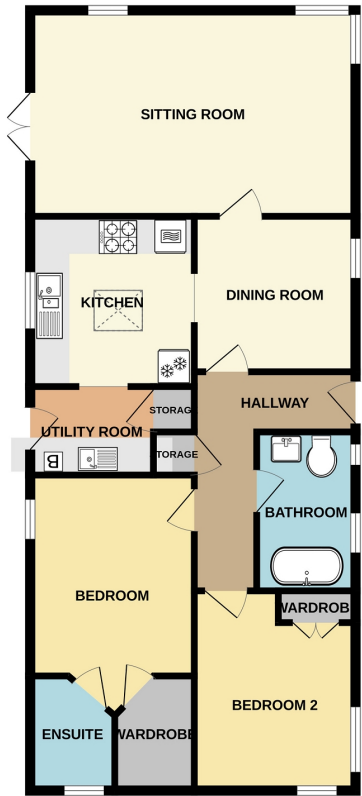


BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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.



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 848 sq.ft. (78.8 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.