



**35 Woodlands Park, Stopples Lane, Hordle, Hampshire, SO41 0JB.**

**Guide Price £249,950**



**Ross Nicholas & Company Limited**  
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## **35 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire, SO41 0JB.**

**Guide Price £249,950**

An immaculately presented just under two year old 42 x 19 Omar Park Home situated in a very well positioned plot on the popular Woodlands Park site. The park home has been kept beautifully and still looks and feels like it is brand new. Features of the property include: Pleasant enclosed sun terrace, spacious sitting room with airy vaulted ceilings, well proportioned dining area, modern kitchen, en-suite shower room and dressing area, main bathroom, enclosed gardens and off road parking to the rear.



## ENTRANCE PORCH

Accessed via steps UPVC double glazed front door with LED downlight, radiator with independent thermostat. door provides access to coats storage cupboard and room provides access to:

## DINING ROOM (8' 10" X 9' 6") OR (2.70M X 2.89M)

Open plan with two sets of double glazed windows facing a South/Westerly aspect flooding the unit with natural light. power points, double panelled radiator with independent thermostat and room continues to provide access to:

## SITTING ROOM (18' 2" X 11' 5") OR (5.54M X 3.48M)

Vaulted ceiling, two ceiling light fittings, windows to sides and double opening doors to front leading to enclosed sun terrace. The windows flood the room with natural light. Additional single panelled radiator with independent thermostat, numerous power points, log effect electric fire, provisions for wall mounted TV with power point and TV connection point, USB connection points.

## KITCHEN (11' 11" X 8' 10") OR (3.64M X 2.69M)

Benefiting from vaulted ceiling with carbon monoxide detector and smoke detector, light cream fronted kitchen units with wood grain effect roll top work surfaces with matching upstands and fitted stainless steel sink with single drainer and Bristan swan necked mixer tap above. Fitted Hotpoint four ring gas hob in stainless steel with matching splash back with extractor canopy above. Eye level Hover microwave with Hover fan assisted double oven beneath. Integrated Hover fridge/freezer, integrated Hover washer/dryer. Double opening cupboard provides access to gas fired central heating boiler, UPVC double glazed window overlooking side garden, double glazed door provides access to side garden, skirting kick board heater, Vinyl wood effect flooring, comprehensive range of eye level and floor mounted kitchen storage cupboards, numerous power points including USB charging points.

## INNER HALL

LED ceiling light, smoke detector, carbon monoxide alarm, doors provide access to bedrooms and bathroom. Power point.

## BEDROOM 1 (9' 5" X 9' 2") OR (2.86M X 2.80M)

Ceiling light point, two sets of UPVC double glazed windows facing side garden aspect benefiting from a South/Westerly aspect. TV aerial point and power point for wall mounted TV, further power points elsewhere. Two double opening built-in wardrobes with hanging rails and shelf within, one of which provides access to safety trip consumer unit. Door provides access to:

## EN-SUITE SHOWER ROOM (6' 6" X 5' 8") OR (1.98M X 1.73M)

Ceiling light, LED downlight over shower cubicle, opaque UPVC double glazed window facing side aspect. Wall mounted extractor above. Low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste with two storage drawers beneath, tiled splash backs and mirror above, shaver socket to one side, heated chrome effect towel rail with independent thermostat. Wood effect Vinyl flooring, fully tiled shower cubicle with double opening doors providing access to Mira shower mixer with adjustable shower head.

## BEDROOM 2 (10' 4" X 8' 9") OR (3.16M X 2.66M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing side garden aspect with radiator beneath with independent thermostat. Power points, provisions for wall mounted TV with power points.

## BATHROOM (6' 6" X 5' 7") OR (1.99M X 1.70M)

Ceiling light, opaque UPVC double glazed window facing side aspect. White suite comprising panelled enclosed bath, mixer taps, tiled splash backs. Low level WC with push button flush. Wash hand basin with monobloc mixer tap with tiled splash back with storage drawers beneath, wall mounted mirror and shaver socket above, chrome effect towel rail, bathroom fittings.

## OUTSIDE

The property benefits from Indian sandstone paving and is finished off with a brick skirting. Steps provide access to main front door entrance also steps from kitchen door. The garden is enclosed and dog proof. Outside tin storage shed which also benefits from light and power. Off road parking to rear outside light and water tap. There is an enclosed sun terrace located to the front of the unit and is accessed via the sitting room.

## DIRECTIONAL NOTE

From our Office in Old Milton Road continue over at the traffic lights into Ashley Road and follow this road until reaching the village of Hordle. On reaching Stopples Lane on the right take this turning and Woodlands Will be found on the left-hand side.

## PITCH FEE

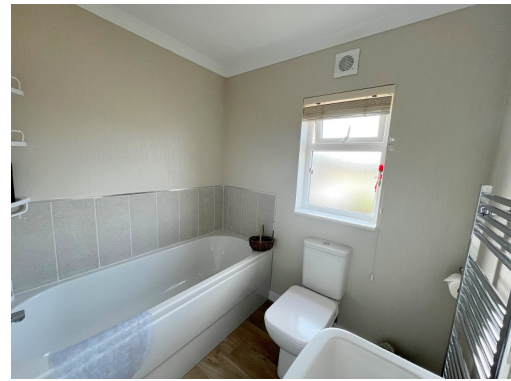
The vendor informed us that the Pitch Fee is approximately £295.37 per month.

## PLEASE NOTE

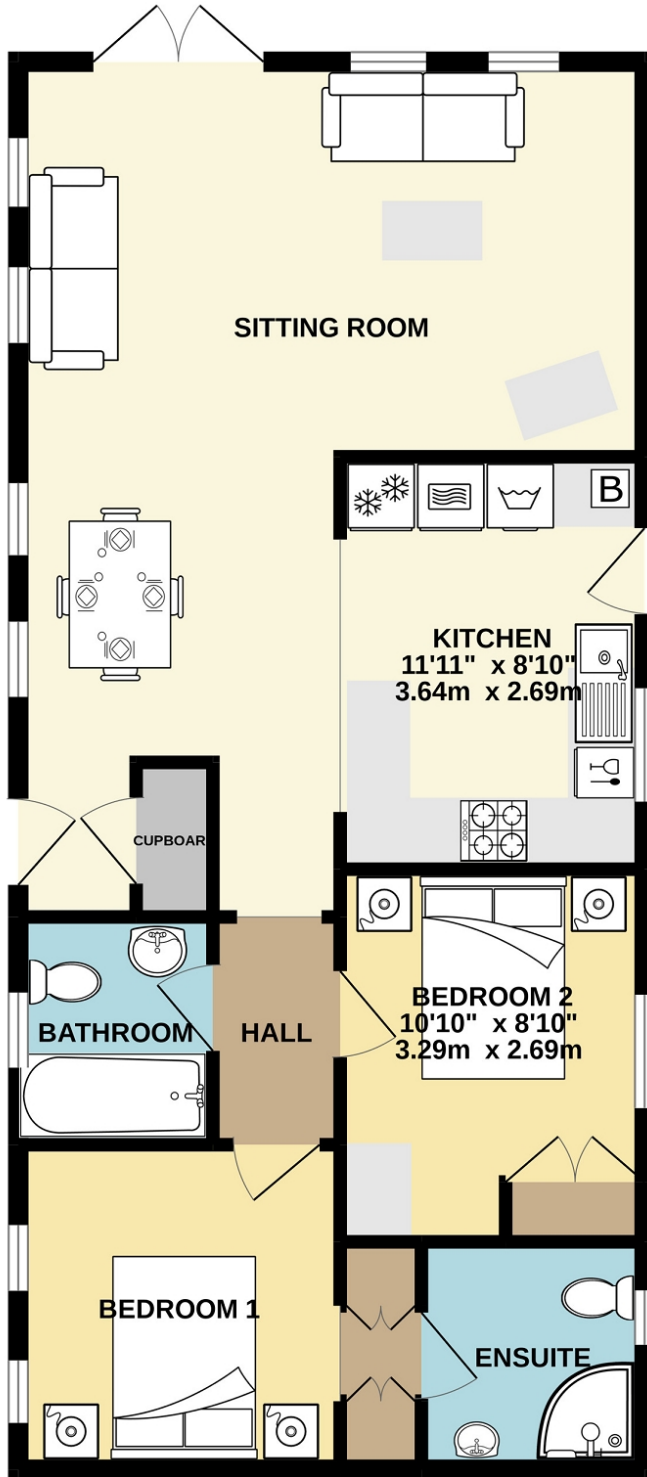
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## COUNCIL TAX

The council tax for this property is band A.



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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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