



**27 Acacia Road, Hordle, Lymington, Hampshire. SO41 0YG**

**Guide Price £499,500**



**Ross Nicholas & Company Limited**  
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**Guide Price £499,500**

A very well presented and extended four bedroom detached house located in a popular residential area within Hordle Village. Features of the property include sitting room, dining room, family room, kitchen, ground floor shower room, main bathroom, garage, off road parking and good sized south facing garden.



## ENTRANCE PORCH

Accessed via composite front door, smoothed finished ceiling, ceiling light, consumer unit, panelled radiator, door providing access to garage, UPVC double glazed window to side and door leading to:

## ENTRANCE HALL

Staircase to first floor landing, smoke detector, wall light and door leading to:

## SITTING ROOM (15' 11" X 13' 05" ) OR (4.85M X 4.09M)

Aspect to the front elevation through UPVC double glazed bay window, smoothed finished ceiling, ceiling light, double panelled radiator, power points, T.V aerial point, flame effect electric fire with stone surround, hearth and mantel. GREE air con and heating unit, wall light, under stairs cupboard and open way through to:

## DINING ROOM (10' 08" X 8' 02" ) OR (3.25M X 2.49M)

UPVC double glazed door with matching side screens providing both views and access onto rear garden, smoothed finished ceiling, smoke detector, ceiling light, panelled radiator, power points, thermostat control and door leading to:

## FAMILY ROOM (17' 01" X 8' 06") OR (5.21M X 2.59M)

UPVC double glazed windows and solid vaulted roof with smooth finished ceiling, two wall lights and ceiling light. Double glazed French doors leading to garden, double panelled radiator, power points and connections for wall hung T.V.

## KITCHEN (14' 02" X 8' 02") OR (4.32M X 2.49M)

Aspect to the rear elevation through two UPVC double glazed windows, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along one wall with base drawers and cupboards beneath. Fitted electric double oven, four ring gas hob and extractor fan over. Recess for dishwasher and additional work surfaces with base drawers and cupboards beneath with integrated fridge/freezer. Eye level storage cupboards, part tiled wall surrounds, power points, tiled flooring and UPVC double glazed door providing access onto side elevation.

## GROUND FLOOR SHOWER ROOM

Obscure UPVC double glazed window to side, smoothed finished ceiling, recessed lighting, corner shower cubicle with sliding glazed doors, Triton T80 shower unit and tiled surround. Tiled flooring, heated towel rail, wash hand basin with monobloc mixer tap, w.c to side and wall mounted mirror with light.

## LANDING

Smoothed finished ceiling, ceiling light, hatch to loft area, power point and airing cupboard housing pre-lagged hot water cylinder with fitted immersion and slatted shelf.

## BEDROOM 1 (11' 03" X 9' 06") OR (3.43M X 2.90M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, GREE air conditioning unit with heating, recessed double wardrobe with hanging and shelf and large sliding doors.

## BEDROOM 2 (9' 06" X 9' 02") OR (2.90M X 2.79M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, power points and recessed wardrobes with hanging shelf and additional storage over.

## BEDROOM 3 (11' 07" X 7' 07") OR (3.53M X 2.31M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points and recessed wardrobes comprising hanging and shelf.

## BEDROOM 4

Currently used as a study, aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator and power points.

## BATHROOM

UPVC double glazed window to rear, ceiling light, fully tiled wall surrounds, Panelled radiator, low level w.c with wash hand basin to side. Panelled bath with monobloc mixer tap and shower attachment.

## OUTSIDE

The property is set on a corner plot with the front garden being open and laid to lawn and off road parking for three cars.

## GARAGE

Up and over door, power, light, eaves storage and door leading side pathway.

## REAR GARDEN

Large paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden enjoys a southerly aspect and is enclosed behind close board fencing and there is a summerhouse located to the rear boundary. To the side elevations there is outside water tap, power points and additional storage shed.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and proceed until reaching the village of Hordle. On reaching Everton road turn right into this road and take the first right into Monterey Drive which leads into Acacia Road.

## TENURE

The resale tenure for this property is Freehold



## 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 D

## EPC RATING

The EPC rating for this property is D67



GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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