



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

**Guide Price £197,500**



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







## **115 Woodlands Park, Stopples Lane, Hordle, Lymington, Hampshire, SO41 0AE.**

**Guide Price £197,500**

An immaculate "chain free" 45 X 20 Tingdene three bedroom Park Home situated on the popular Woodlands Park in Hordle. Dining Room, Sitting Room, Bathroom, En-Suite Shower Room, Walk-in wardrobe, modern Kitchen, Gardens and Garage with light and power.



## **ENTRANCE HALL (9' 0" X 3' 1") OR (2.74M X 0.93M)**

'L' shaped Entrance hall accessed via steps and arched recess with outside wall lantern and UPVC double glazed door. Coved and textured ceiling, two ceiling light points, smoke detector, access to loft via drop down loft hatch, radiator with independent thermostat. Alarm panel, door provides access to airing cupboard with slatted shelving within and panelled radiator with independent thermostat. Double opening doors provide access to:

## **DINING ROOM (10' 6" X 9' 10") OR (3.19M X 2.99M)**

Coving to ceiling, ceiling light point, UPVC double glazed window facing front with radiator beneath with fitted thermostat, fitted blinds and curtains, power points, double opening doors to Sitting Room, smoke detector and multi-glazed door provides access to:

## **KITCHEN (10' 4" X 9' 5") OR (3.16M X 2.88M)**

Coving to ceiling, ceiling strip light. UPVC double glazed window overlooking rear garden aspect which benefits from a South/Westerly aspect with opaque UPVC double glazed door with steps down to level garden. Kitchen comprises comprehensive range of gloss fronted kitchen units with Granite grey work top surfaces. Matching upstands and tiled splash backs. Stainless steel sink with hot and cold Easylever taps. Space and plumbing for automatic washing machine and dishwasher. Fitted Hotpoint four ring gas hob with Hotpoint double oven beneath. Cupboard provides access to Vailant gas fired boiler which has just been serviced in October. Power points, TV aerial point, radiator with independent thermostat, Vinyl cushion flooring, wall mounted extractor, fitted roller blinds to window and door.

## **SITTING ROOM (19' 7" X 11' 3") OR (5.97M X 3.44M)**

Coving to ceiling, two ceiling light points, triple aspect room, three bay windows provide an attractive views aspect overlooking the park and other gardens. Fireplace surround with inset electric fire, TV aerial point, power points, two single panelled radiators both with independent thermostats, all windows benefit from fitted curtains and blinds. Honeywell central heating thermostat.

## **BEDROOM 1 (11' 1" X 9' 6") OR (3.37M X 2.89M)**

Coving to ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator beneath with independent thermostat. Range of fitted bedroom furniture which includes 'his and hers' bedside units with above storage units. Dressing table with glass top. Nest of four storage drawers to one side. Knee hole with mirror above. corner cupboard with mixture of hanging and shelving within. Power points. Two wall light points above bed area, door provides access to:

## **WALK IN WARDROBE (4' 11" X 4' 1") OR (1.50M X 1.24M)**

'L' shaped hanging rail with fitted shelf above, ceiling light, access to safety trip consumer unit TV aerial point. Door provides access to:

## **EN SUITE SHOWER ROOM (4' 11" X 4' 11") OR (1.51M X 1.50M)**

Opaque double glazed window facing side aspect. Tiling to full height and Vinyl cushion flooring, corner shower cubicle with Bristan thermostatic shower mixer with adjustable shower head. Low level WC with push button flush. Wash hand basin with Easylever taps with vanity unit beneath with wall mounted wall mounted medicine cabinet above, wall mounted Glen convector heater, shaver socket, wall mounted extractor.

## **BEDROOM 2 (12' 11" X 9' 6") OR (3.94M X 2.90M)**

Coving to ceiling, ceiling light point, two wall light points, attractive UPVC double glazed bay window to front aspect with radiator beneath with independent thermostat, range of fitted bedroom furniture providing a vast amount of wardrobe space including a dressing table area with nest of four drawers under with power point in recess, bridging unit above, matching 'his and hers' bedside cabinet.

## **BEDROOM 3 (9' 6" X 5' 9") OR (2.89M X 1.74M)**

Coving to ceiling, ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator beneath with independent thermostat, power points, telephone point.

## **BATHROOM (5' 6" X 6' 6") OR (1.67M X 1.97M)**

Coving to ceiling, ceiling light, opaque UPVC double glazed window facing front aspect. White suite comprising panelled enclosed bath with mixer tap and shower attachment. Low level WC with push button flush, wash hand basin with hot and cold Easylever taps with vanity unit beneath and mirror fronted medicine cabinet above. Shaver socket and wall mounted convector heater. Fully tiled walls, wall mounted extractor, Vinyl cushion flooring.

## **OUTSIDE**

A block paved drive provides off road parking and in turn leads to:

## **GARAGE (18' 1" X 8' 10") OR (5.51M X 2.69M)**

Detached Compton single garage benefiting from up and over door, light and power with side door providing access to rear garden. The driveway also benefits from an outside power socket and access to gas and electric meter boxes. Electronically controlled up and over door.

## **FRONT GARDEN**

The front garden is located on two sides due to being on a corner plot which is laid to paving with an attractive block edging.

## **REAR GARDEN**

The garden benefits from a South/Westerly aspect, enclosed by close boarded fencing with side gate leading to the front. Outside water tap, outside water butt.

## **AGENTS NOTE**

The exit of the site feeds into Yerville Gardens where a bus stop can be found at the entrance of the road which provides transport links to New Milton and the surrounding towns. There is also a parade of shops with a convenience store on Stopples Lane which is a short level walk from the site.



## VIEWING ARRANGEMENTS

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.

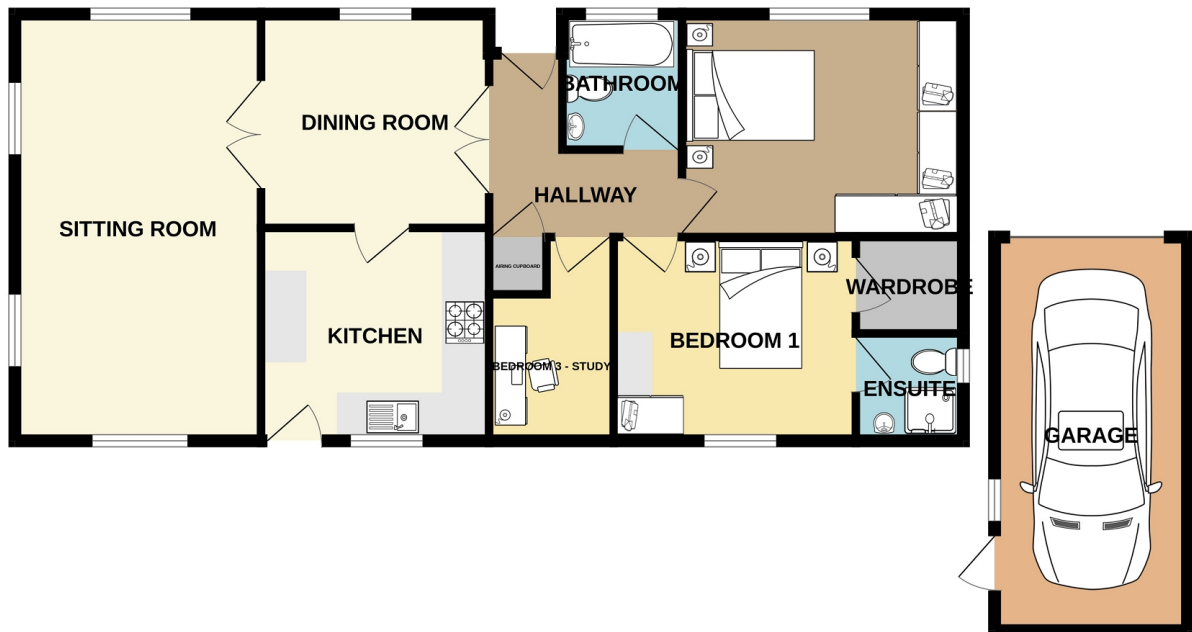
## DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the traffic lights into Ashley Road and proceed until reaching the village of Hordle then turn right at Stopples Lane where Woodlands Park will be found.

## PLEASE NOTE

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### GROUND FLOOR 1008 sq.ft. (93.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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 & Company Limited**  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)

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