



94 Woodlands Park, Stopples Lane, Hordle, Lymington. SO41 0AE

£299,950



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





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£299,950

A Brand New Middleton Park Home located in one of the most sought after sites in Hampshire. Within a short drive of both the open New Forest and the local beaches. Features of the property include 10 year guarantee, sitting room, dining room, kitchen, utility room, walk in wardrobe area, en-suite shower room, main bathroom and landscaped gardens. Home available from March 2024



ENTRANCE HALL

Door provides access to Entrance Hall with storage cupboard.

SITTING ROOM

Aspect to the front and side elevations through UPVC double glazed windows, openway through to:

DINING AREA

Aspect to the front elevation through UPVC double glazed window.

KITCHEN

Aspect to the side elevation through UPVC double glazed window. Sink unit set into a work surface extending along one wall with base drawers and cupboards beneath. Additional work surface with fitted electric oven. Four ring gas hob and openway through to:

UTILITY ROOM

Door providing access to side elevation. Sink unit set into a work surface with base drawers and cupboards beneath. Cupboard housing gas fired boiler.

BEDROOM 1

Aspect onto the side elevation through UPVC double glazed window. Door leading to walk-in wardrobe with hanging rails and shelving.

EN SUITE SHOWER ROOM

Aspect to the side elevation, corner shower cubicle, low level WC and wash hand basin.

BEDROOM 2

Aspect to the side elevation through UPVC double glazed window.

BEDROOM 3

Can be used as a Study. Aspect to the side elevation through UPVC double glazed window.

BATHROOM

Aspect to the side elevation, panelled bath unit, low level WC, wash hand basin.

OUTSIDE

The grounds will be landscaped and providing off road parking.

PITCH FEE

The site have confirmed that the Pitch fee is going to be £295.37 per month from January 2023.

DIRECTIONAL NOTE

From our Office in Old Milton Road cross over at the main centre traffic lights into Ashley Road and proceed on this road until reaching the Village of Hordle. On reaching Hordle turn right at Stopples Lane and Woodlands Park is on the left.

PLEASE NOTE

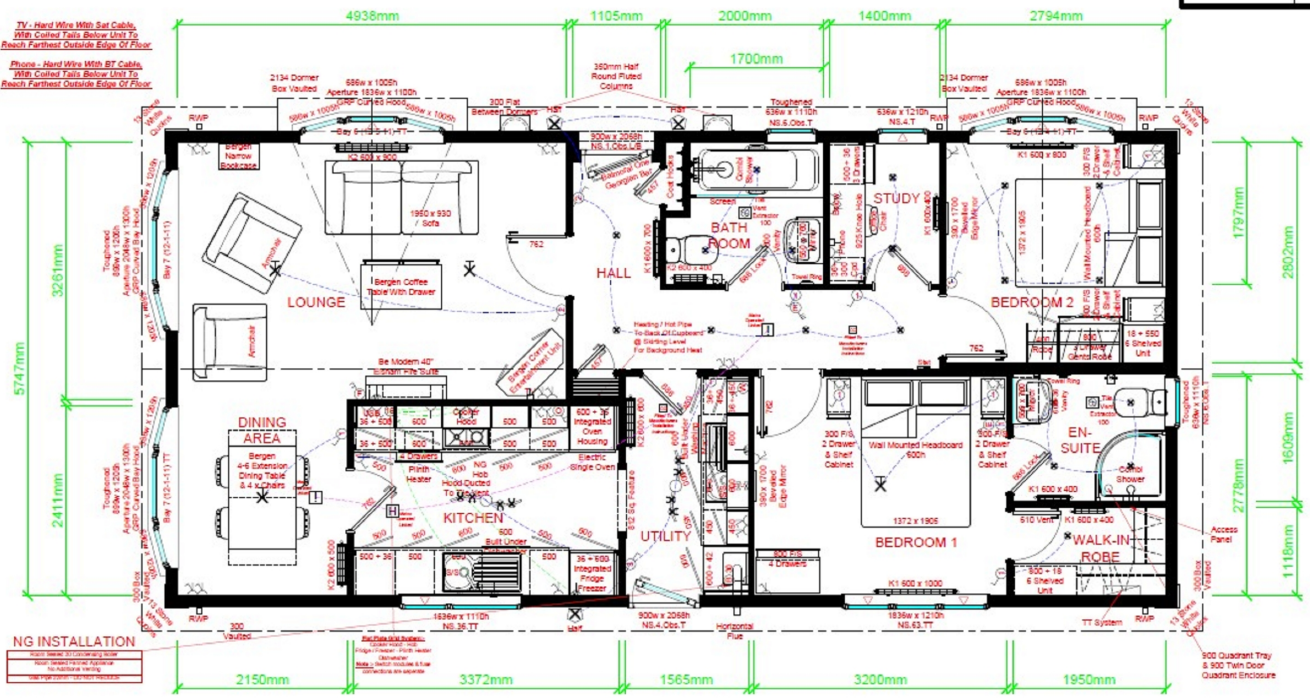
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

COUNCIL TAX

The council tax for this property is band A



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 Sign: _____ Signed Date: _____



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PARK OWNER, APPROXIMATE DIMENSIONS
 Please note that the following overall dimensions will need to be considered in order to comply with the spacing requirements of the Model Standards - 1909' on your plot.
 Overall Wall Length including Cladding = 12,000m
 Overall Wall Width including Cladding = 4,070m
 Overall Wall Length including Raft & Windows = 13,450m
 Overall Wall Width including Raft & Windows = 7,020m
 Maximum Plot Depth Height = 2,400m

12,802m x 6,012m (42'-0" x 20')
 Middleton 2DB Utility & Study
 Henry Simmons

No:	Revision:	Date:	Date:
A	Production details added - LIP	06-10-23	15-09-23 A-36330
			Scale: 1:50
			Drawn By: MRE
			Drawing No: 35 23 1036
			Serial No: 23 OM M 35 582
The home is designed in accordance with 00.3632			

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