



10 Yerville Gardens *Hordle, Lymington, SO41 0UL*

SPENCERS  
COASTAL







*An exceptionally spacious detached house with secure private parking, garage and charming west facing garden positioned in a quiet spot at the end of a no-through road.*

## The Property

The front door opens to an integral porch beyond which lies the entrance hall with stairs rising to the first floor. There is a spacious sitting room with a fireplace and glazed double doors opening to the dining room which allows a superb degree of flexibility of the reception space. There is also a conservatory accessed from the sitting room which opens onto the garden. The kitchen / dining room has a range of fitted units including both high and low level cupboards as well as ample space for a dining table. Also on the ground floor is a utility room with worksurfaces, cupboards and space for washing machine as well as a back door to the outside. There is also a ground floor wc.

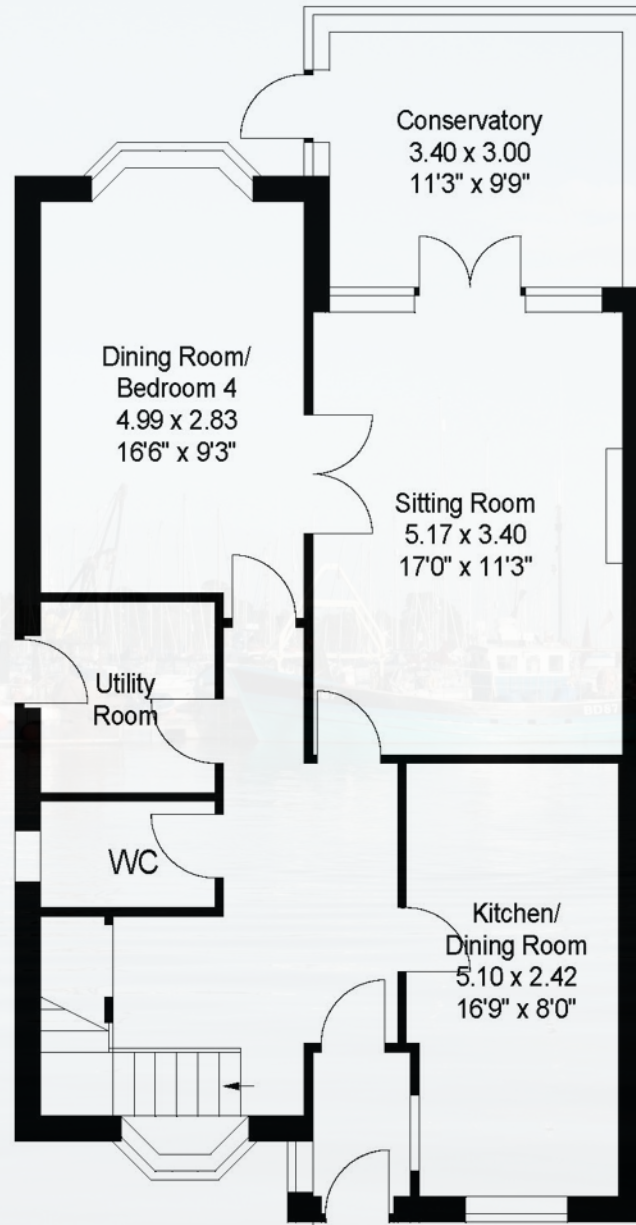
Upstairs there is a generous principal bedroom with built in wardrobes. There are two further bedrooms, the second of which has built in wardrobes. There is also a family bathroom.

**£485,000**

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## FLOOR PLAN

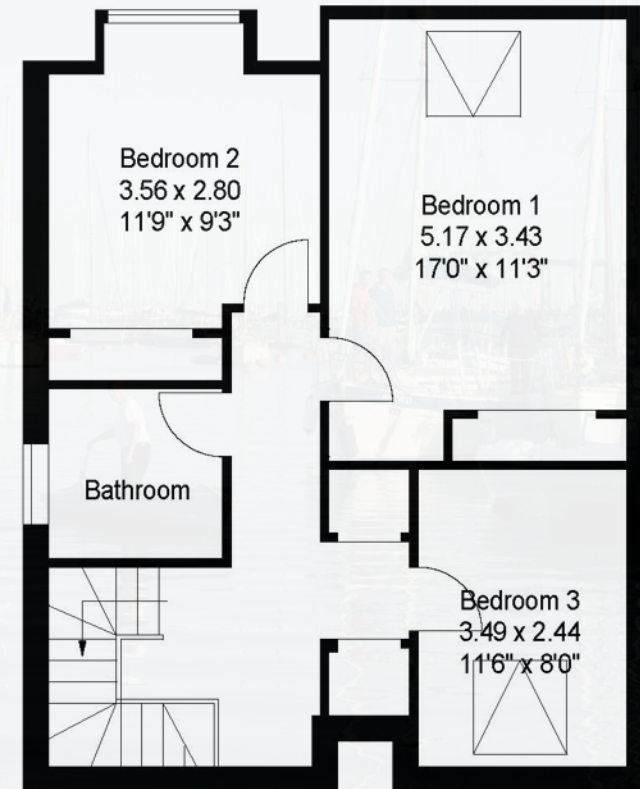


Ground Floor

Approximate  
Gross Internal Floor Area  
Total: 122sq.m. or 1313sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



First Floor



*The house offers superb space, especially downstairs where there is a well proportioned sitting room, separate but adjoining dining room, conservatory and a utility room. With local shops just 350 yards away the location is as convenient as it is peaceful.*

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## Grounds & Gardens

There is an appealing front garden over which a path leads to the front door. To the side of the house is space of sufficient width to provide parking for two cars and which also provides access to the detached garage.

The garden lies to the rear and is level with areas of paved terrace and grass.





## Directions

Leave the centre of Lymington on the Southampton Road heading towards Brockenhurst and just after the Monkey Brewhouse pub, turn left onto Sway Road. Continue on this road for several miles until you come to the roundabout in Hordle next to the Texaco garage. Go straight over at the roundabout and take the second left into Stopples Lane. Continue for approximately 400 yards and then look out for Yerville Gardens on the left hand side. Once on Yerville Gardens, follow the road around the corner to the right and then turn left immediately staying in Yerville Gardens. Take the next turn on the left and the house will be found at the end of the road on the left hand side.



## Situation

This delightful detached house sits in its own private garden at the end of a no through road on a peaceful, well-kept small development. Hordle is well-regarded New Forest village which offers primary school and a range of shops and facilities catering for most day-to-day requirements. The nearby town of New Milton (2 miles) offers a wider range of shops and services including a main-line railway station offering direct services to London Waterloo.

Lymington, one of the Solent's most prestigious market towns has a wealth of history along with a secondary school and a range of pubs and restaurants.





*The glorious coastline and open heathland of the New Forest are also nearby offering endless opportunity for recreation.*

## Additional Information

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D

Current: 63 Potential: 82

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: ADSL Copper-based phone landline. Broadband with speeds of up to 80mbps is available at this property

Conservation Area: No

Parking: Driveway parking for two cars plus detached garage

## Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:  
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