



Merridale

Cottagers Lane, Hordle, Lymington, SO41 0FE

SPENCERS
COASTAL





An immaculately presented four bedroom detached property with integral garage, secure private garden and attractive gardens.

The Property

The house has been carefully designed and the accommodation flows particularly well creating a very flexible living space that is both bright and beautifully presented. This stunning four-bedroom detached property, only 7 years old, is perfect for modern living. The home features an integral garage and a driveway with ample space for several cars. The open-plan kitchen diner is a highlight, with doors that open out to the garden patio, creating a seamless indoor-outdoor flow. The modern kitchen is streamlined with high gloss wall and base units and offers a variety of integrated appliances including dishwasher, fridge/freezer and a range cooker. There is a separate utility room with fitted washing machine and tumble dryer and access to the integrated garage and rear garden.

£835,000



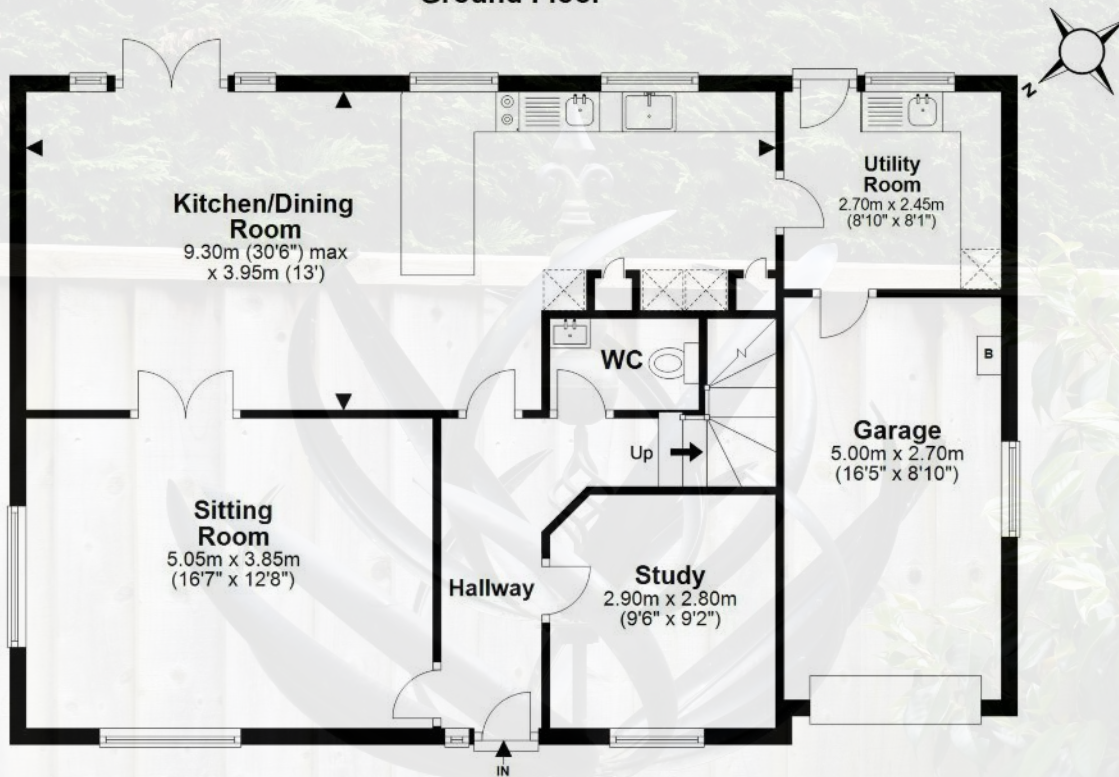
FLOOR PLAN

Approx Gross Internal Areas

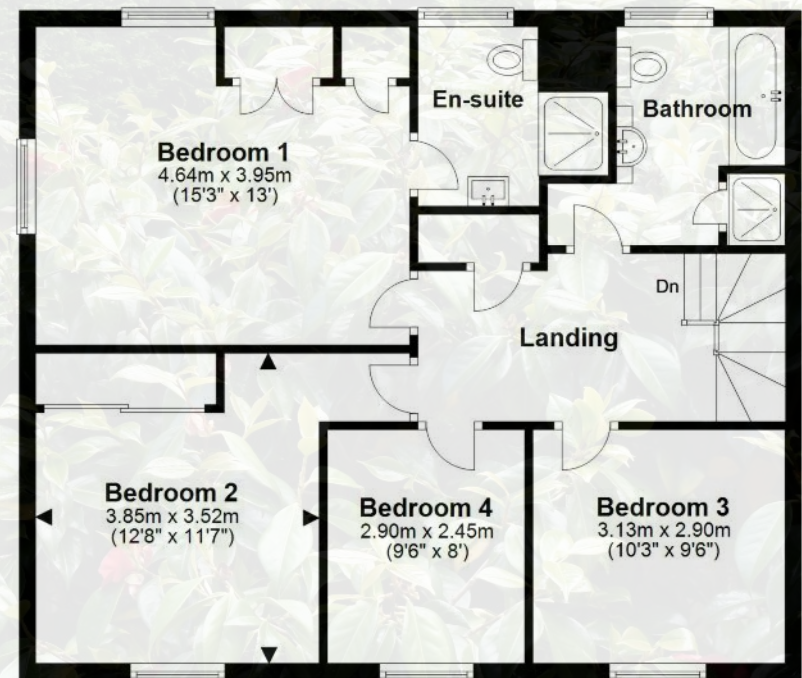
House: 153.7 sqm / 1654.0 sqft
Garage: 14.3 sqm / 153.7 sqft

**Total Approx Gross Area:
168.0 sqm / 1807.7 sqft**

Ground Floor



First Floor





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The property is situated along a quiet, leafy lane that sets the tone for the idyllic tranquillity that the property provides.

The Property continued . . .

Double doors connect the dining area to the spacious living room, making it ideal for entertaining. The ground floor also includes a separate study, and a convenient cloakroom. Upstairs, a spacious landing with a light tunnel adds to the airy feel of the upstairs area. The main bedroom is of generous proportions and is a luxurious retreat with an ensuite shower room and a lovely view of the garden. There are three additional double bedrooms, all serviced by a family bathroom. This property is a perfect blend of comfort, style, and functionality.

Grounds & Gardens

The rear garden is a tranquil oasis, wrapping around the house and providing various zones for different activities including a zen garden for relaxation and a designated space for entertaining adjacent to the kitchen. There is also a beautiful lawned area.



Situation

The property is situated on a leafy lane in the village of Hordle and epitomises the peace and tranquillity of the New Forest. Hordle, is a semi-rural village between Lymington, a popular market town famed for its river and marinas and New Milton which offers comprehensive leisure and shopping facilities with excellent schools nearby. To the north east is the New Forest village of Brockenhurst which has a mainline railway station providing a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



Directions

From our office proceed up the High Street into St Thomas Street and follow the one way system round to the right into Southampton Road. Pass the Monkey Brew House (public house) and turn immediately left into Sway Road. Pass the Gordleton Mill Restaurant into Silver Street, continuation of Sway Road. Turn left into Woodcock Lane and immediately right into Cottagers Lane. Follow the lane and the property can be found on the left hand side towards the end on the lane.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

All mains services connected

Council Tax Band: F

Energy Performance Rating: B Current:81 Potential: 87

Important Information

Spencers of The New Forest 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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