



Conningsley House

Vaggs Lane, Hordle, SO41 0FP

SPENCERS
NEW FOREST





CONNINGSLEY HOUSE

VAGGS LANE • HORDLE

Built in the early 1900's Conningsley House is a substantial five double bedroom Edwardian family home which has been extended over the years by the current owners and offers the opportunity for further modernisation. With views to Sway Tower and the Isle of Wight, the property is set in approximately four acres with an array of outbuildings including stables, a barn and two field shelters and a lovely private south east facing garden with vegetable patch, greenhouse and double garage.

£1,350,000



5



3



2





The Property

Upon entering the property through a good size porch, the welcoming entrance hall leads to the open plan family room/dining room, sitting room, cloakroom WC and study room and stairs leading to the first floor.

The family room/dining room which was added in 2018 sits the full width of the property and enjoys the south-easterly aspect with views across adjoining paddocks and direct access to the private garden.

The kitchen is of good proportions with a partially wood and tiled flooring and was extended in 2009 giving further storage and work surfaces. The kitchen has both a gas fired Aga plus separate gas hob, double butler sink, space for dishwasher, space for under worktop fridge/freezer and a stable door with access to the front driveway. A useful utility providing storage for coats and shoes, a further butler sink and housing the gas boiler plus cloakroom WC is located off the rear of the kitchen.

The lounge sits off the family/dining room through double doors and gives views to the stables to the side of the property and a wood burner for those winters evenings.

A good size study with decorative fireplace and further cloakroom WC with wash basin completes the ground floor.

Upstairs on the first floor are three good size bedrooms, each with a decorative fireplace and an en-suite shower room with WC and wash hand basin complements the principal bedroom.

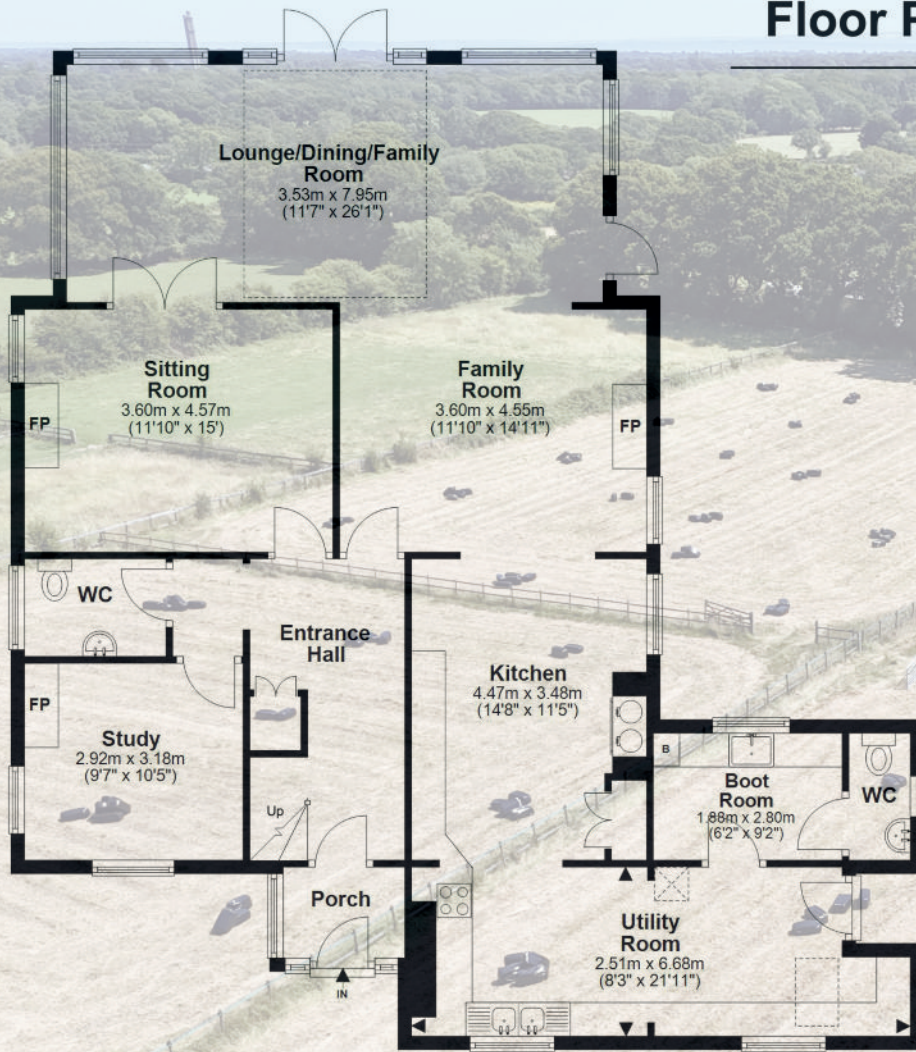




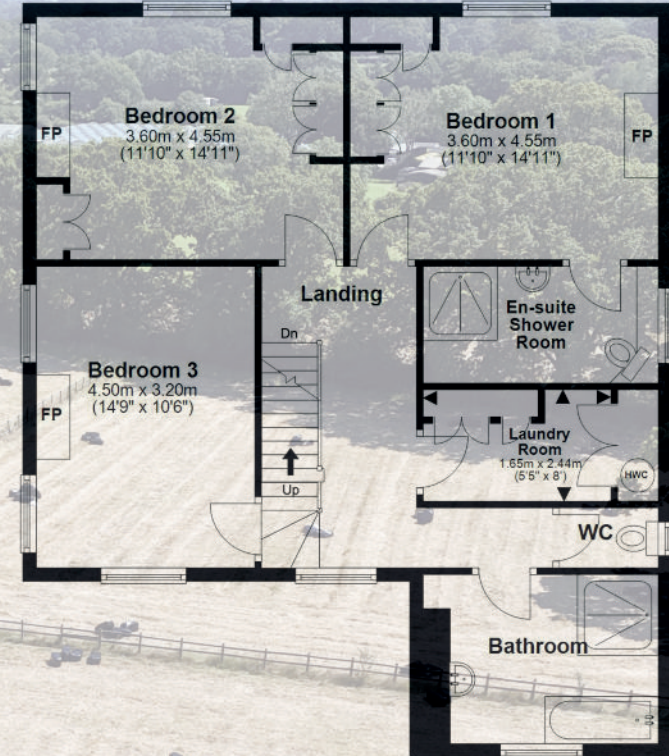
Ground Floor

Floor Plan

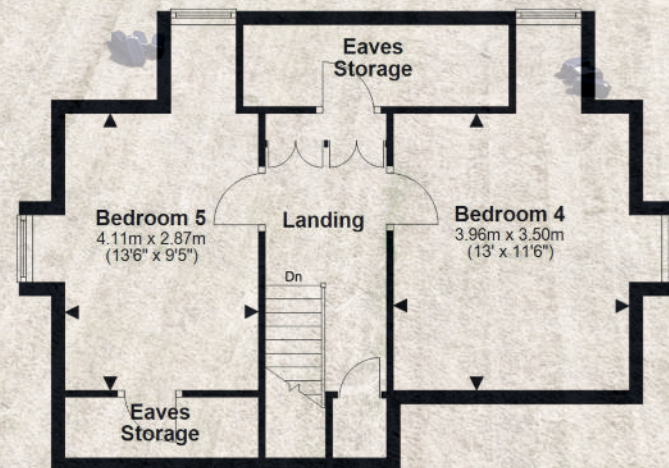
First Floor



Approx Gross Internal Area
247.7 sqm / 2666.0 sqft



Second Floor







The Property Continued...

All bedrooms are light and airy and of good proportions with fitted wardrobes and views across the adjoining paddocks. Off the hallway is situated a useful walk-in airing cupboard with built in wardrobes, additional cupboard space and hot water tank.

The family bathroom completes the first floor accommodation with two piece suite consisting of show cubicle and original freestanding bath and there is a separate WC with hand wash basin.

The second floor has two further good size bedrooms with elevated views to the Isle of Wight and Sway Water Tower. A walk-in storage cupboard sits between the fourth bedroom and generous landing with further fitted cupboards.



Grounds & Gardens

A total of four acres incorporating five paddocks, two stables, barn and two field shelters all in very good condition with post and rail fencing. Superb mature garden with hedge borders gives plenty of privacy and a wonderful vegetable patch with greenhouse. Double garage with off road parking for several vehicles.

Additional Information

Mains electric, gas and water

Private drainage

Tenure: Freehold

Energy Performance Rating: D Current: 58 Potential: 74

Council Tax Band: G



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Directions

From our office in Brockenhurst turn left and take the first right into Sway Road. Continue to the end of Sway Road and turn right. Proceed across the open forest, over the cattle grid passing the Hare & Hounds pub on your left. Continue for approximately one and a half miles through Tiptoe and take the left turning into the Vaggs Lane next to the Church.

The Situation

The property enjoys a lovely semi rural setting with lovely views across the gardens to fields beyond. The village of Hordle is a close neighbour of the small and busy town of New Milton to the west, and the popular Georgian market town of Lymington to the east.

A general store is complimented by a selection of further shops on Stopples Lane, two local pubs and an 'Ofsted' outstanding Hordle Primary School. For leisure activities, the choice of wonderful coastal walks at Milford on Sea is matched by the New Forest, which provides an area of outstanding natural beauty with ancient woods and heathland enjoyed by riders and walkers alike.

Important Notice

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 for 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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