



Holly House

11 The Ostlers, Hordle, Lymington, SO41 0FT



SPENCERS





A spacious and beautifully presented detached house with a very private south east facing garden, private parking and garage.

The house offers generous, well arranged rooms all of which are in excellent condition.

The Property

A brick paved footpath leads to the covered storm canopy with twin pillars and part glazed front door opening into the reception hall with recessed stairs to first floor galleried landing. From the hallway glazed and panelled double doors open to the sitting room, and further doors to the kitchen/dining room, study and to cloakroom with low level W.C., wash hand basin and front aspect window. The sitting room has a feature fireplace with working chimney and enjoys a dual aspect with an attractive oriel window to the front and an additional window to the side. The kitchen/dining room is comprehensively fitted with a range of base and eye level units and integrated range of appliances. The kitchen area has a window to the rear aspect enjoying a pleasant outlook over the rear garden. The dining area, with space for table and chairs and door to garage, has an additional rear aspect window and a large archway to the conservatory, low brick elevations with double glazed units and casements over and matching door opening onto the rear garden. The conservatory also benefits from blue Pilkington glass on the roof which is self-cleaning. The study has a side aspect window and a recessed shelved storage cupboard.

£625,000



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The house is positioned in a highly convenient location within easy reach of Hordle's shops and facilities.

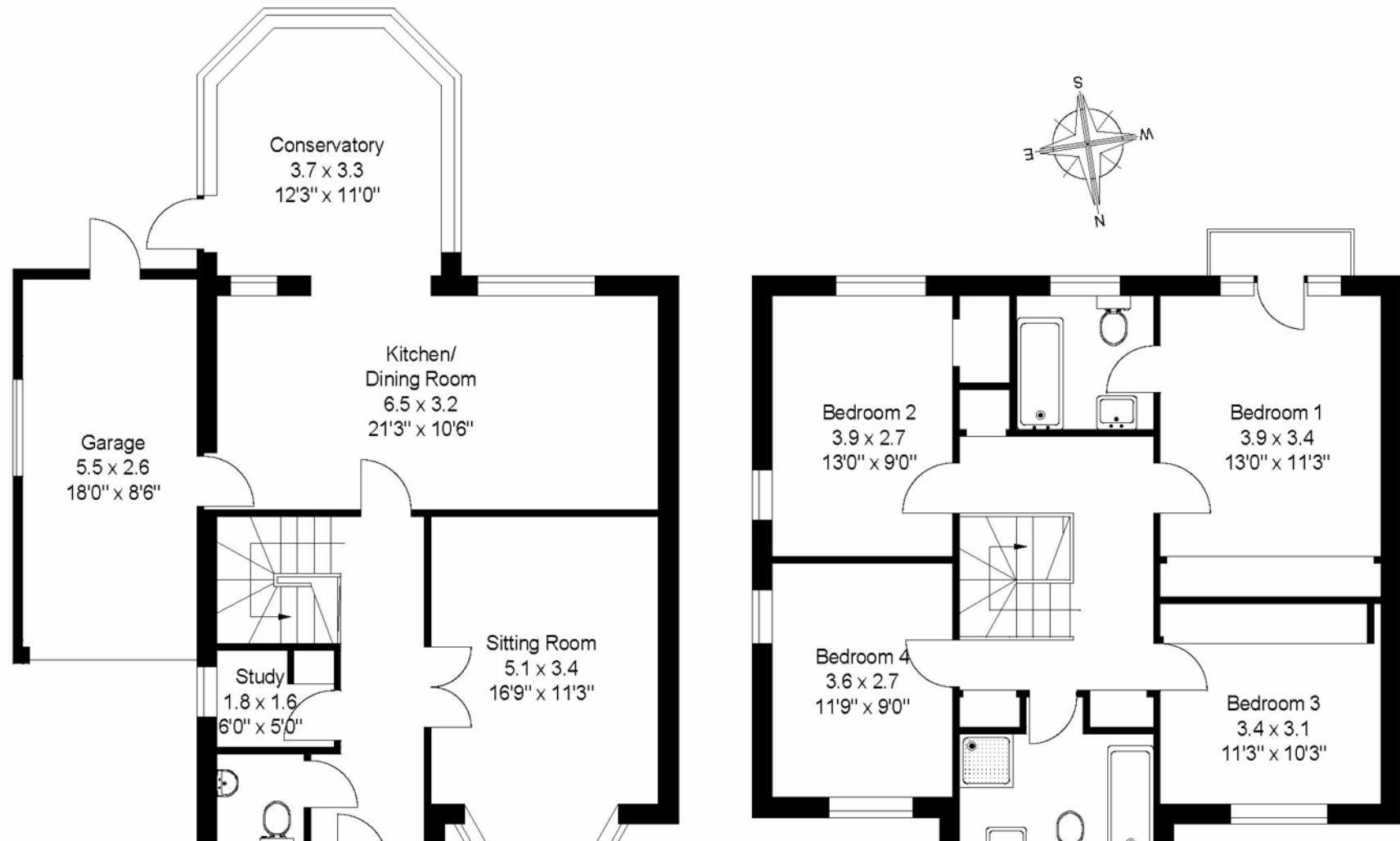
The Property Continued

Stairs lead to the attractive first floor galleried landing with access to roof space and door to linen cupboard. The master bedroom has an extensive range of fitted wardrobes and a double glazed door with matching side screens, a Juliette balcony is to be installed affording a lovely outlook over the rear garden. A door leads to the en-suite bathroom with fully tiled walls and floor, rear aspect window and white suite comprising a panel enclosed bath with shower mixer taps, low level W.C., pedestal wash hand basin and ladder style towel rail. Bedroom two enjoys a dual aspect to the side and the rear and bedroom three has an outlook into the front garden and fitted wardrobe cupboards. The fourth bedroom has windows to the front and side. The family bathroom is fully tiled to walls and floor and has a white suite comprising a panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low level W.C. and two linen cupboards.

Directions

From Lymington head along Southampton Road towards Brockenhurst and turn left just after the Monkey Brewhouse onto the Sway Road. Continue for 3 miles before turning left into Woodcock Lane. Continue down Woodcock Lane and after about half a mile take the turning on the right into The Ostlers. Holly House (11) is the first house on the left hand side.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 154q.m. or 1657sq.ft.
(Including Garage)

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NOT TO SCALE



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

Grounds & Gardens

A brick paved driveway leads via an integral carport to the garage with electric up and over door, light and power connected, side aspect window, plumbing for washing machine and Glow-worm wall mounted gas fired boiler supplying the central heating and hot water and personal door to the rear garden. The front garden has a small area of lawn flanked by a shrub border to the side. The rear garden enjoys a southerly aspect and is enclosed by a combination of brick walling and fencing. The garden is most attractively designed and features an area of lawn with shaped borders planted with a colourful selection of flower and shrubs. There is a summer house and two paved patio areas adjacent to the conservatory and a further decked seating area with pergola over.

Situation

The house is positioned in a charming small development close to the centre of Hordle and within easy reach of its many facilities. To the north lie the wide open spaces of the New Forest National Park. The Georgian market town of Lymington is approximately five miles from the property offering extensive yachting facilities, famous Saturday market and ferry service to Yarmouth, Isle of Wight are nearby. The village centre of Sway is within approximately 2 miles and has a good range of amenities including a railway station. The village of Brockenhurst is approximately 4 miles to the north-east with mainline rail links to London Waterloo (approximately 90 minutes) and a bustling community of shops and restaurants.



Services

Tenure: Freehold

Council Tax: F

EPC: C

Current: 72

Potential: 79

Estate Management Charges: £10 per month, this is to maintain communal areas / storm drains.

Property Construction: Brick elevations and tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Tree Preservation Order (TPO): Yes

Parking: Private driveway & garage

Important Information

Spencers 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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