



3 The Ostlers

Hordle, Lymington, SO41 0FT



SPENCERS





This beautifully presented town house provides excellent accommodation including four bedrooms, parking, garage and an easily maintained rear garden.

The Property

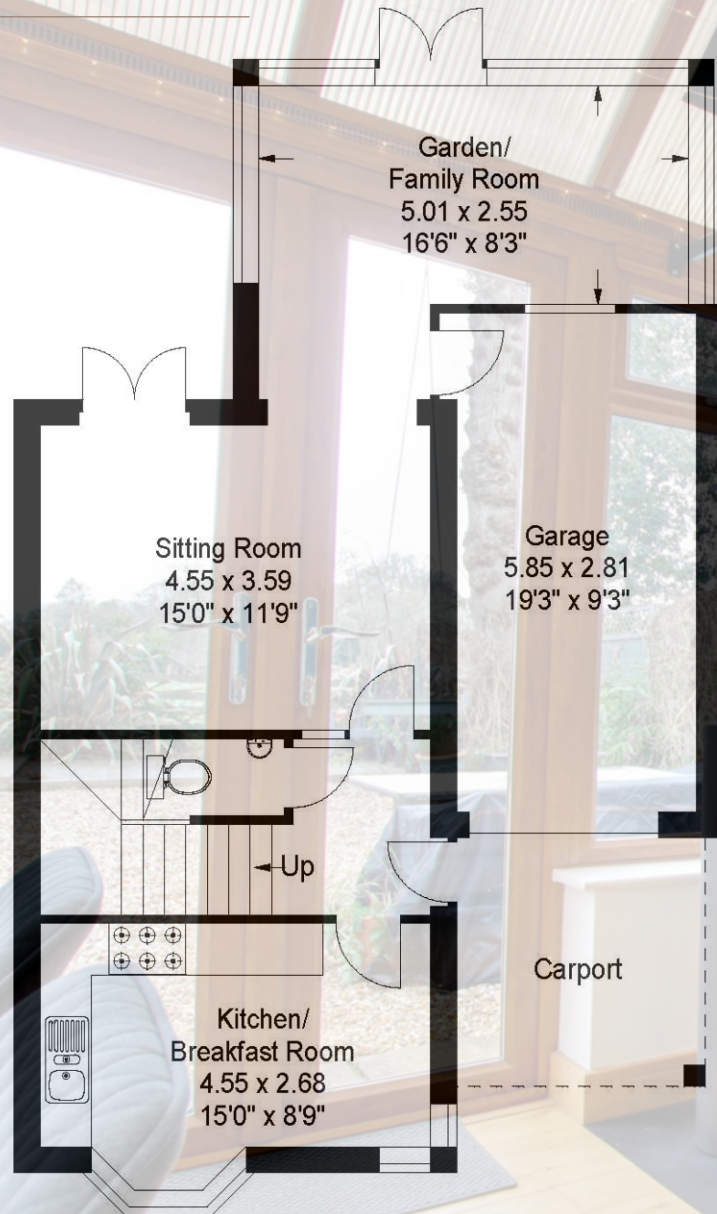
This elegantly presented four-bedroom house is located in a peaceful location in the sought-after village of Hordle, and within this small select development. 3 The Ostlers would make a perfect family home.

The front door opens into a spacious hallway. The ground floor features a modern kitchen breakfast room on the frontal aspect of the house. The kitchen has a range of floor standing and wall mounted cupboards and draws with two integrated double ovens, fridge freezer and dishwasher. At the rear of the house is a cosy sitting room, which leads through to a superb conservatory with low level cavity brick walls and French doors giving you access to the rear garden.

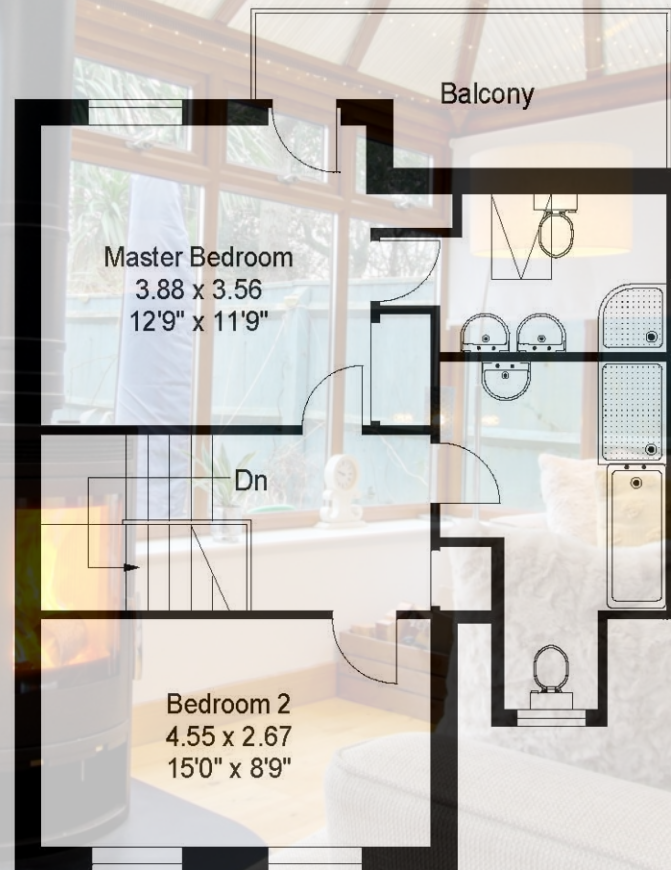
£575,000



FLOOR PLAN



Ground Floor

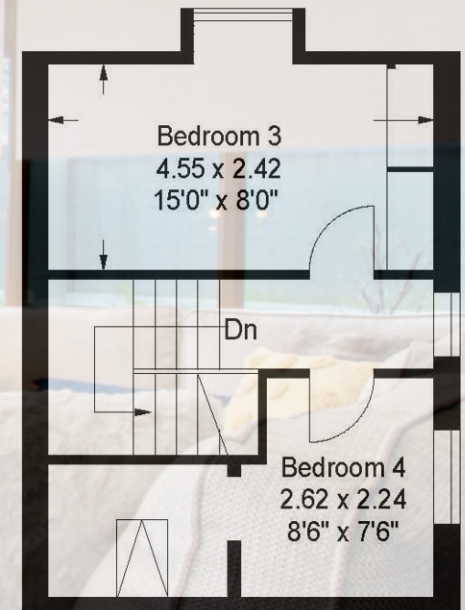


First Floor

Approximate
Gross Internal Floor Area
Total: 154 sq.m. or 1658sq.ft.
(Including Garage)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Second Floor



The property is within easy walking distance of the village centre and a short drive from Lymington.

The Property continued . . .

Within the conservatory is a log burner and large dinning room table and large corner sofa. A fantastic room, which is utilised throughout the whole year. The first floor provides access to two double bedrooms and family bathroom. The master bedroom has an en-suite bathroom and a balcony that affords extensive views over the garden and backdrop of farmland. The family bathroom incorporates a bath and a separate shower.



The Situation

The property is situated 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.







There are fantastic views over paddock fields.

Grounds & Gardens

Externally the property has a beautiful low maintenance garden, which enjoys fantastic views over the farmland. At the rear of the garden is timber decking. At the front of the property you have a off-road parking space in front of the garage. The garage has a electrically operated up and over door and has integral access to the house.

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 Tollhouse (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. follow the road down and take the next right into The Ostlers.



Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 74 Potential: 80

Managed Common Areas: £10 per calendar month for small shrub borders at opening to the close

Services: Mains gas, electric, water & drainage

Heating: Gas central heating

Property Construction: Standard construction

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Tree Preservation Order (TPO): There are two Oaks in the garden. The owners of the property have been granted permission to have them pruned regularly (every 2-3 years)

Electric Vehicle (EV) Charging Point: Yes

Parking: Garage, private driveway and street parking



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



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