



105 Stopples Lane *Hordle, Lymington, SO41 0JA*

SPENCERS  
COASTAL





*Presenting an exceptionally spacious detached chalet residence boasting five bedrooms, along with an adjoining one-bedroom annexe that offers a versatile "home and income" opportunity.*

### The Property

Step through the contemporary front door, which leads into a spacious hallway. To the right is the living room, which has a striking brick open fireplace with a raised hearth, at the front of the room is a bay window overlooking the front aspect, and additional windows with views of the side.

Opposite the living room is the dining room boasting wood-effect flooring, a radiator, and a recess for a fireplace with a mantel, this room features windows overlooking the front drive. The dining room leads though to the open family kitchen room. The well-appointed kitchen showcases a sink unit with a pull-out spray mixer tap, an array of work surfaces with abundant drawers and cupboards, including a breakfast bar. It also includes an inset four-ring gas hob with an extractor hood, a built-in double oven with grill, and wall-mounted units. Other highlights encompass space for an American upright fridge/freezer, an integrated dishwasher, and a pull-out larder. This space is equipped with a radiator and presents a window as well as a UPVC double-glazed door leading to the rear garden. There's also an insulated door connecting to the annexe.

**£735,000**



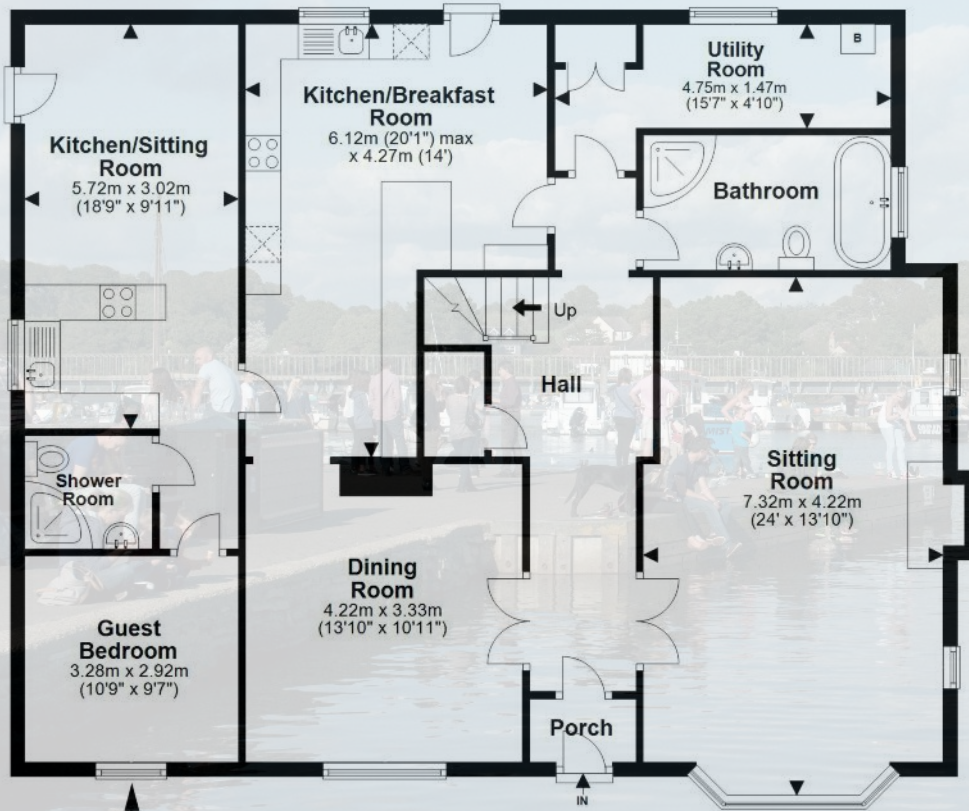


### Approximate Gross Internal Areas

Ground Floor: 126.8 sqm / 1364.0 sqft  
First Floor: 85.6 sqm / 921.0 sqft

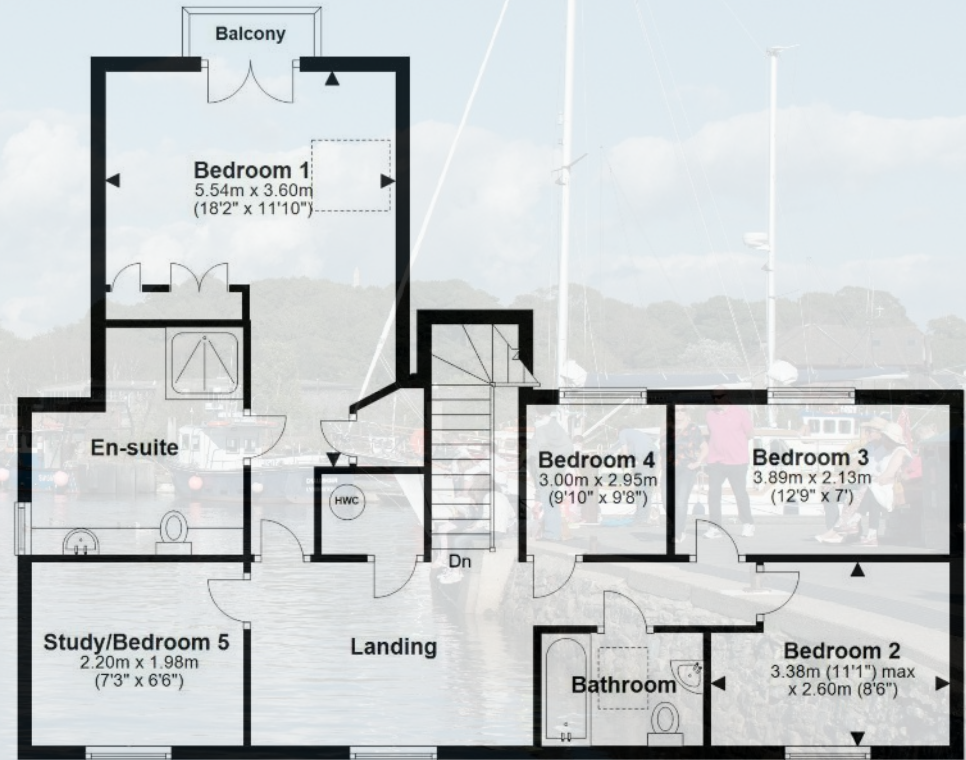
**Total Approximate Gross Area:  
212.4 sqm / 2285.0 sqft**

Ground Floor



Annexe

First Floor





*This property's expansive layout invites your exploration, and an internal viewing is highly recommended to fully grasp the extent of its accommodations.*

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### **The Property continued . . .**

In the annexe there is a kitchen space equipped with a single bowl single drainer sink unit paired with a mixer tap, an array of work surfaces featuring drawers and cupboards, an inset four-ring electric hob with a built-in oven and a contemporary extractor hood. Wall-mounted units, an integrated fridge, and wood-effect flooring enhance the space. A wall-mounted electric heater, a window overlooking the side, and an additional UPVC double-glazed side door.

The first floor has accommodation to 4 bedrooms and study/ bedroom 5. The master bedroom incorporates an en-suite bathroom and has French doors leading onto a covered balcony overlooking the garden.

### **Situation**

The property is positioned on an attractive road in Hordle, an active village with a range of facilities including a nursery and primary school, mini supermarket, petrol station and a pub. To the north, the New forest offers open spaces with countless walks and cycle rides. To the South lies the Coast with attractive beaches at Milford and Barton on Sea with wider range of shopping facilities in Lymington as well as outstanding sailing clubs and marinas. A mainline railway station can be found in New Milton providing direct services to London.



## Grounds & Gardens

The property boasts a generously proportioned frontage, complete with a five-bar gate and a shingle driveway, offering ample off-road parking. The perimeter is defined by fencing.

Moving to the rear garden, this property enjoys a picturesque setting featuring an expansive decking terrace directly adjacent to the house. This seamlessly transitions into lush lawned gardens, which are thoughtfully enclosed by fencing along three sides. Additionally, a supplementary paved patio area enhances the outdoor space.

## Directions

Directions From Lymington take the A337 Milford Road towards Christchurch. Pass through the village of Everton, staying on the A337 and after a further 1.5 miles turn right onto Hordle Lane opposite the Royal Oak pub. Continue along Hordle Lane for just under a mile before forking left into Stopples Lane travel along the road where the property will be found on the right hand side.

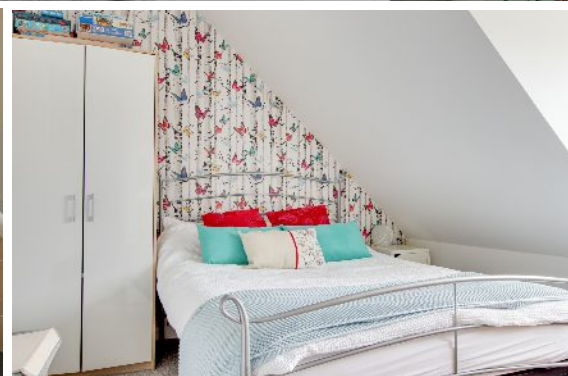
## Property Video

Point your camera at the QR code below to view our professionally produced video.









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

## Services

Energy Performance Rating: D Current: 67 Potential: 74  
Council Tax Band: E  
All mains services are connected.

## Points of interest

Waitrose Lymington	4.7 miles
Lymington Quay	5.3 miles
Priestlands Secondary School	4.5 miles
Walhampton (Private School)	5.6 miles
Brockenhurst Golf Club	5.2 miles
Brockenhurst Train Station	6.5 miles
Brockenhurst Tertiary College	6.4 miles
The Pig	7.4 miles

## 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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