



**39 STONELEIGH AVENUE • HORDLE • LYMINGTON • SO41 0GS**

**£345,000**

This beautifully presented three bedroom terraced house is located within a stone's throw of the local village shops, and has been recently refurbished to a high standard, providing light and airy accommodation. The garage has been converted into an office/cinema room, which is accessed directly from the rear garden, there is a spacious kitchen/dining room and the property benefits from a sunny west facing rear garden.

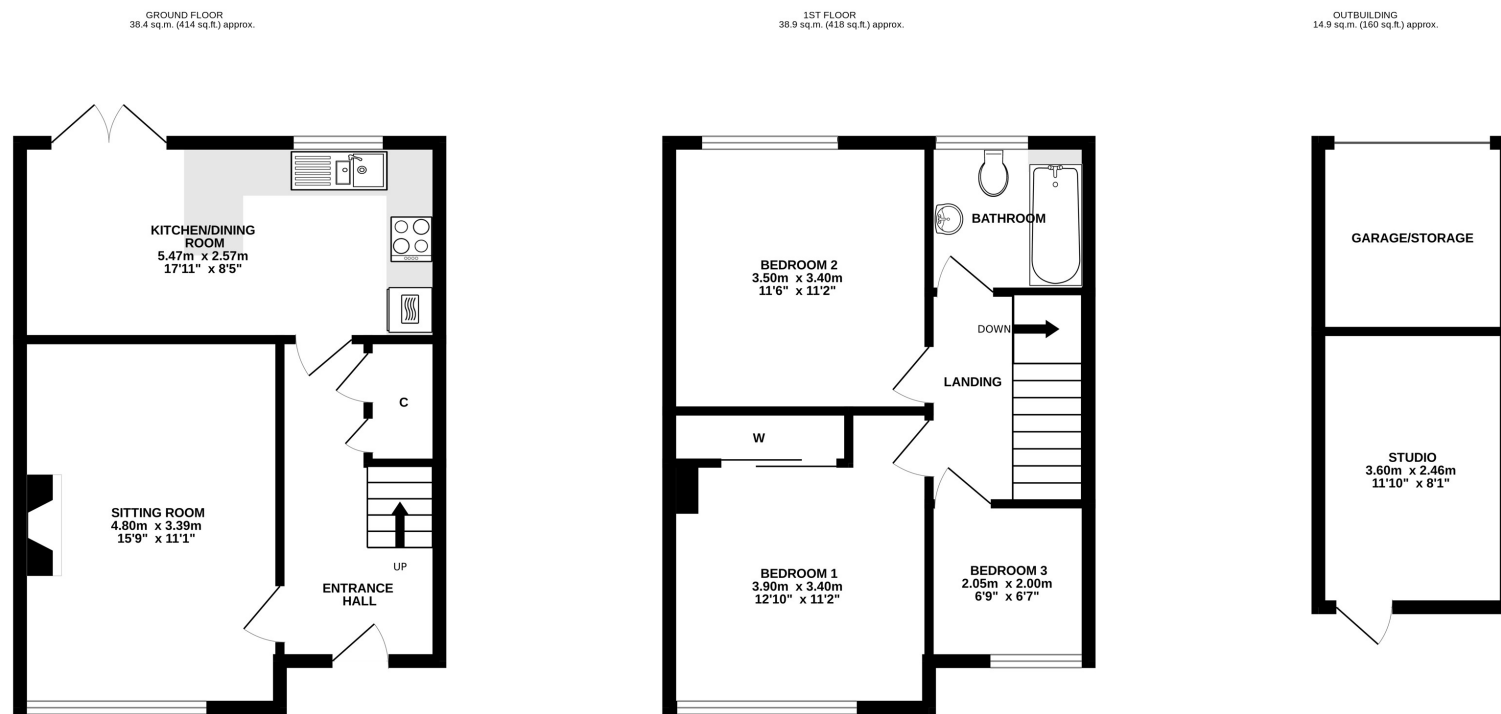


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PROPERTY EXPERTS

*Est.1988*





## Property Specification

Sitting room with working open fire

Hi-specification Kitchen/diner with integral appliances

Master bedroom two built-in wardrobes

Two further first floor bedrooms

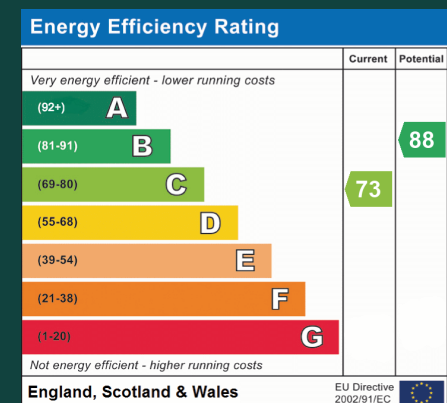
First floor family bathroom

Westerly facing garden with access directly into the garage, converted into a home office/cinema room

Located just a couple of minutes walk from the local village shop

Would make an ideal first time buy/family home or buy to let investment

Beautifully presented and recently refurbished three bedroom house



# Description

Located within a stone's throw of the local village shops, this beautifully presented three bedroom family home has been recently refurbished to a high standard, providing light and airy accommodation throughout. The garage has been converted into an office/cinema room, which is conveniently accessed directly from the rear garden. There is a spacious kitchen/dining room and enclosed low maintenance, sunny west facing rear garden.

Covered porch with front door and obscure glazed side panels leading into the entrance hall. Stairs rising to the first floor with two doors giving access to the under stairs storage cupboard. Door to left into the sitting room with a feature working open fire and a large window to the front aspect. Door from entrance hall into the large kitchen/dining room at the rear of the house which runs the entire width of the property. The high specification kitchen is fitted with a comprehensive range of grey gloss floor and wall mounted cupboard and drawer units with contrasting worktop with inset stainless steel one and a half bowl single drainer sink unit with mixer tap over. Integral appliances include a washing machine, an eye level electric double oven, four ring electric hob with glass splashback and extractor hood over. Useful breakfast bar with space for two high stools under. Space for American style fridge freezer and space for dining table and chairs. Window to the rear aspect and from the dining area there are double patio doors opening out to the rear garden.

First floor landing with hatch giving access to the loft space. The master bedroom has a built-in double wardrobes and window to the front aspect. Double bedroom two has a window to the rear aspect. Bedroom three has a window to the front aspect and would make an ideal office space. The family bathroom comprises a panelled bath unit with surrounding fully tiled walls, mixer taps with mixer shower over and glass

shower screen, low level W.C., wash hand basin with mixer tap and vanity storage under, radiator, part tiled walls to the remainder of the bathroom, tiled floor and obscure glazed window to the rear aspect.

To the front of this delightful property, the garden is laid to lawn with a paved path on the right hand side leading up to the front door. The boundaries are enclosed by wooden picket fencing and a pedestrian gate.

The secluded rear garden is west facing, enjoying a sunny aspect. There is an area of raised patio and decking adjacent to the rear of the property accessed from the kitchen/dining room. There is ample room for patio furniture and there are two areas of lawn with a paved path between, leading up to the rear gate and pedestrian door providing access directly into the garage, which is currently converted into a home office/playroom/cinema room with power, lighting, up and over door and a further area of storage to the front.

The village of Hordle is a close neighbour to the 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, two pubs and a primary school with an "outstanding" Ofsted rating. 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. Sway is approximately 3 miles north, where the main line station connects to London Waterloo and the nearby A337 gives direct access to junction 1 of the M27 motorway.















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