



South Salts

198 Everton Road, Hordle, Lymington, SO41 0HE

SPENCERS
NEW FOREST





An exceptional house finished to an impeccable standard. This detached four bedroom contemporary family home offers versatile and flexible accommodation throughout.

The Property

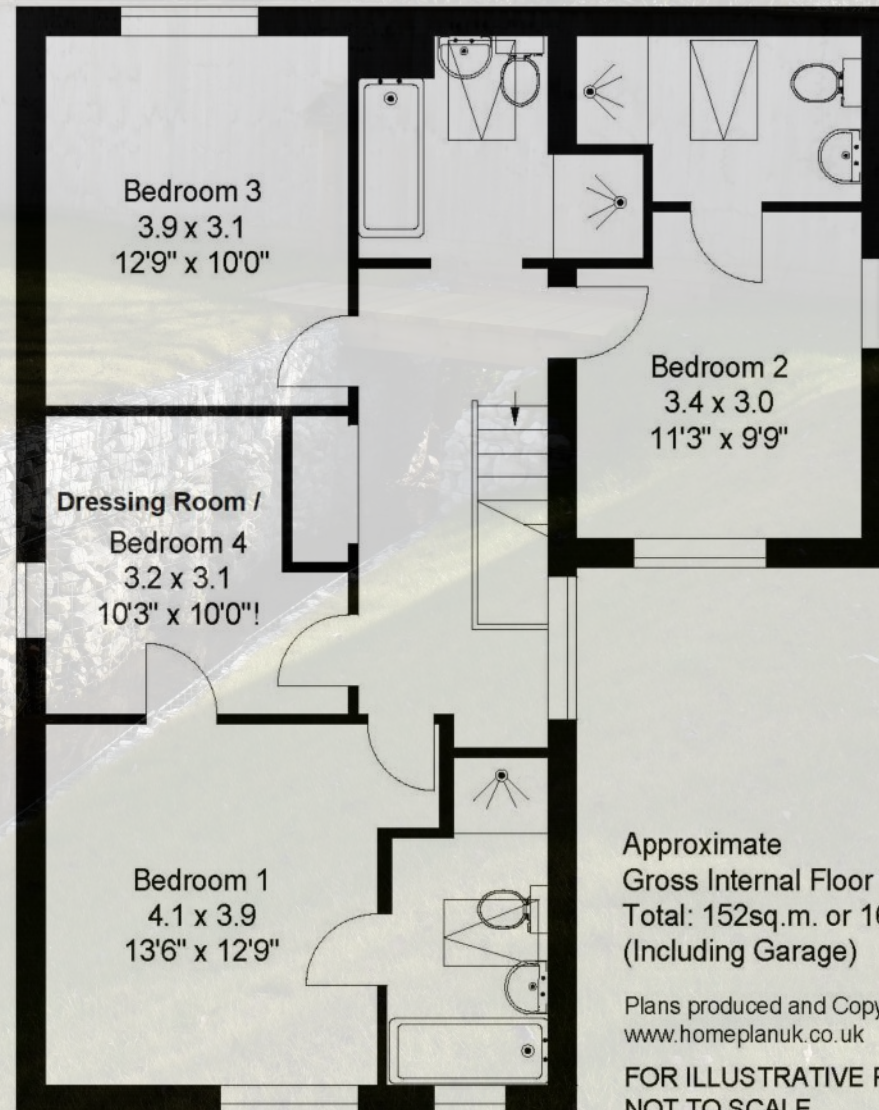
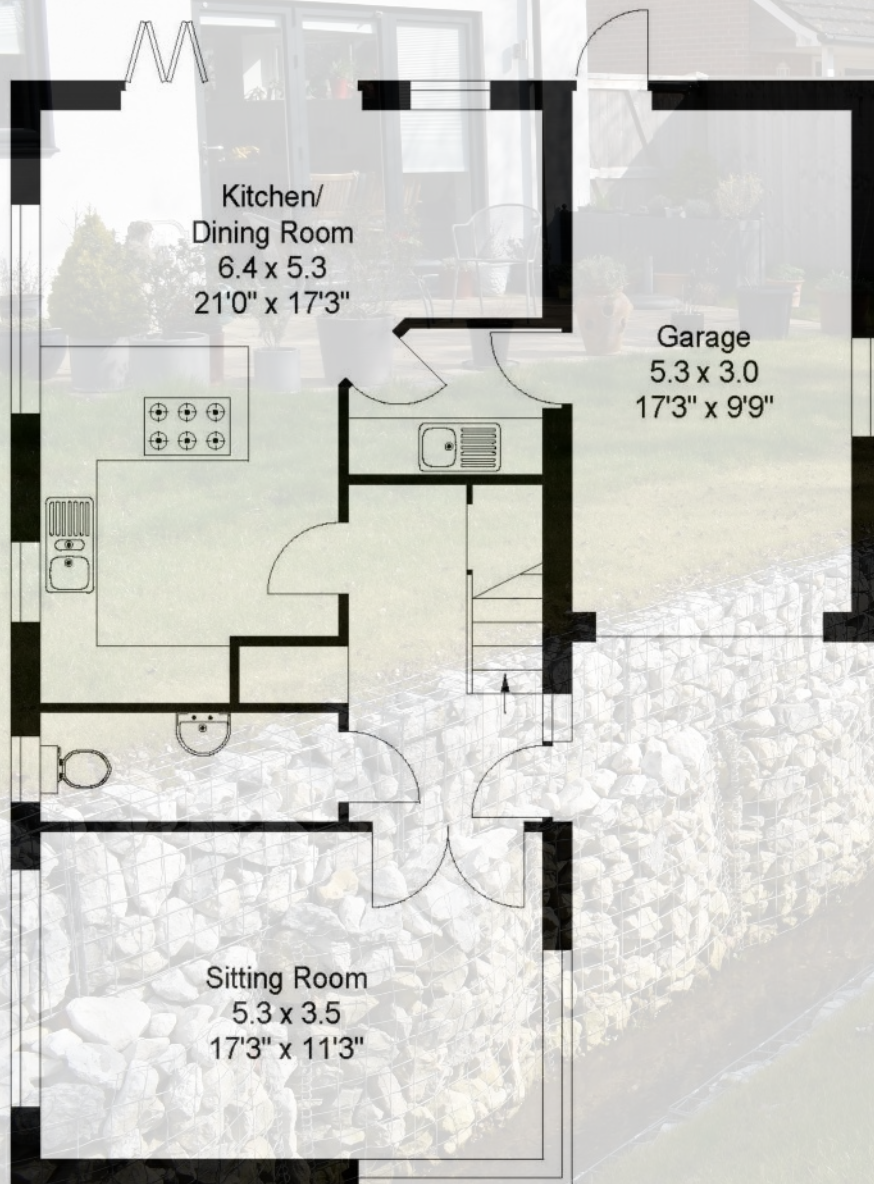
The front door opens to a wide and welcoming hallway with under stairs storage and a spacious cloakroom. A contemporary part glazed sitting room is located to the left on entering the house. The living room is very spacious and triple aspect, which gives the room an abundance of natural light.

At the rear of the house is a bespoke kitchen/dining/family room with a separate utility room, which has access to an integral garage. The kitchen has quartz worktops and has ample space and a range of high and low level integrated appliances. Comprising of fridge/freezer double oven and a dishwasher. The kitchen is in an L shaped layout which has a breakfast bar table at one side. At the rear of the kitchen there is plenty of space for a dining room table and chairs. From the kitchen there are bi-fold doors, which lead onto the patio and southwest facing garden. The utility room is located to the side of the kitchen with a range of high and low level built in cupboards for storage. The utility room also has space for a washing machine and fridge. There is underfloor heating running throughout the ground floor.

£695,000

 4
  2
  3

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 152sq.m. or 1636sq.ft.
(Including Garage)

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NOT TO SCALE



The property is ideally positioned for the coast and the forest as well as nearby facilities in Everton and Hordle Village.

The Property continued . . .

The first floor you have access to four generous bedrooms (three having impressive large vaulted ceilings). Two of the bedrooms have en-suite bathrooms with an additional family bathroom also on the first floor. The master bedroom benefits from fitted electric blinds and a walk in dressing room / bedroom four.



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.



The property benefits from ample parking for numerous cars.

Grounds & Gardens

Externally the gardens, designed for ease of maintenance are laid to lawn with a fine garden to the rear having a private sunny southerly aspect the garden featuring a small brook. The garden further benefits from an electric awning which provides shade to the large patio area. At the rear of the garden is a detached outbuilding, which would be ideal for home working or use as a summerhouse. To the front is a large expanse of paviour driveway and parking and adjacent gravel parking area, gateway leading to the side of the property to the rear garden.

Directions

From Lymington, continue west on the A337 in the direction of New Milton. On passing the turning on the left signifying the coastal village of Milford on Sea, take the next turning on the right into Everton Road. Continue along Everton Road, in the direction of Hordle, where the property will be on the left hand side just before the turning into Sky End Lane.



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

Services

Energy Performance Rating: B Current: 82 Potential: 91

Council Tax Band: F

All mains services connected

Points of interest

Waitrose Lymington	3.1 miles
Lymington Quay	3.9 miles
Priestlands Secondary School	2.9 miles
Walhampton (Private School)	4.6 miles
Royal Lymington Yacht Club	4.0 miles
Brockenhurst Train Station	7.7 miles
Brockenhurst Tertiary College	8.0 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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