



Merrydown

172 Everton Road, Hordle, Lymington, SO41 0HB

SPENCERS
COASTAL





The Property

This period detached house is located between Hordle and Everton and within walking distance of the Ofsted 'outstanding' school, occupying a quarter of an acre south facing site. The house is now in need of complete updating and offers a superb opportunity to enhance and extend the current accommodation subject to the necessary consents to create an impressive family home within a short drive of both Milford on Sea and Lymington.

The front door opens in to a central hallway with twin reception rooms positioned either side of the staircase. The lounge and dining room both have open fireplaces and wooden sash windows. The kitchen, at the end of the hall, over looks the rear garden with a range of dated work tops and cupboards, one which houses a modern gas boiler. A rear door opens in to a lean to with downstairs cloak room and a spacious utility room. The whole of the rear of the house would benefit from a two story extension. The stairs rise to the first floor landing with two double bedrooms positioned above the ground floor reception rooms. The original third bedroom has been divided into two to create an enclosed shower room and a separate bathroom with south facing window. Overall the property requires considerable improvement but offers a great opportunity to create a spacious family home on a lovely sized plot.

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.

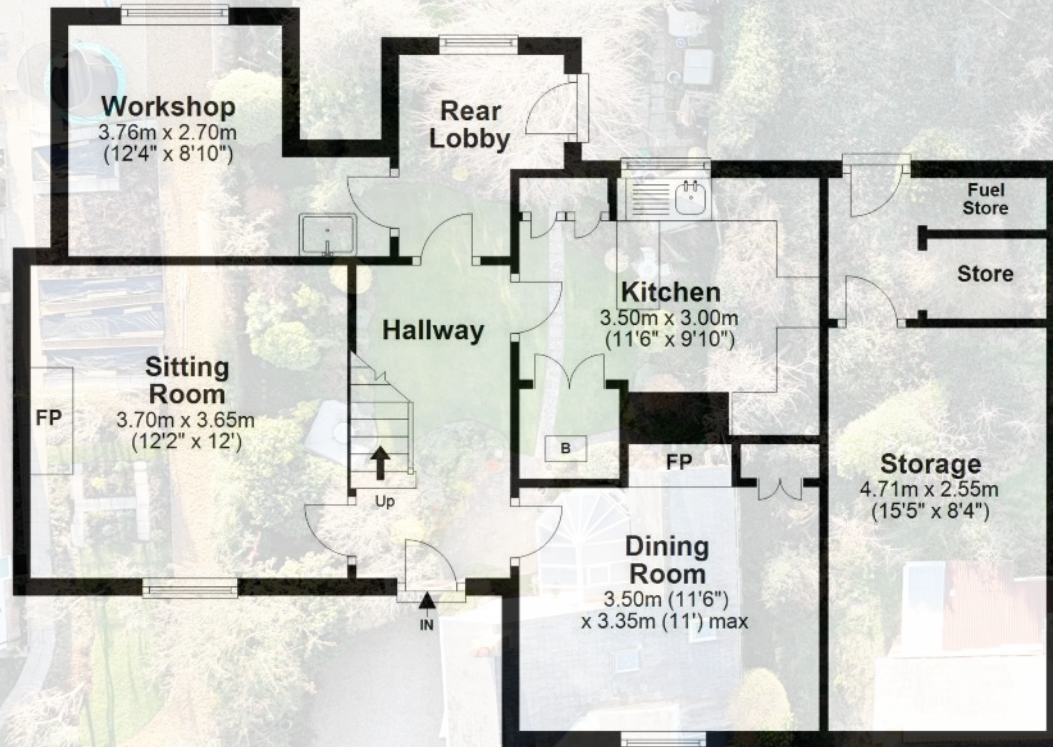
£595,000



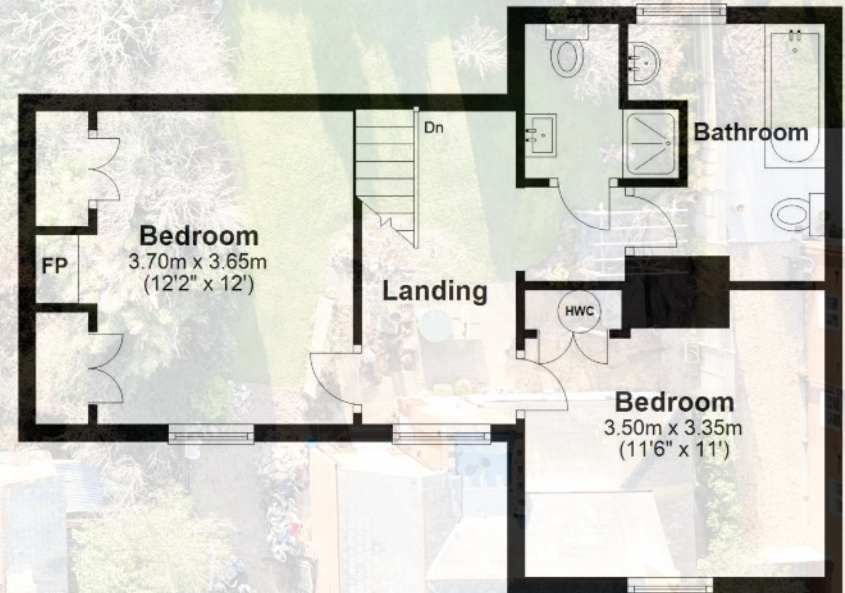
FLOOR PLAN

Approx Gross Internal Areas
House: 86.8 sqm / 934.3 sqft
Attached Outbuildings: 30.0 sqm / 322.9 sqft
Total Approx Gross Area: 116.8 sqm / 1257.2 sqft

Ground Floor



First Floor





Grounds & Gardens

The house sits on a wide, quarter acre, south facing site, which requires landscaping. Access is via a five bar gate with the house slightly offset in its pot allowing for vehicle access down the left hand side. There is a gravel frontage behind high mature bushes which offers privacy from the main road. A right hand side lean to offers the prospect of a garage or car port. The rear of the plot is shielded by mature trees and there is evidence of a historic pond.

Services

Energy Performance Rating: E Current: 46 Potential: 70

Council Tax Band: E

All mains services connected



Important Information

Spencers of Lymington 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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