



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

60 Ashley Lane

Hordle • Lymington • SO41 0GA



# 60 Ashley Lane

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A charming three bedroom house offering spacious accommodation and benefitting from a large master bedroom with en-suite bathroom, tandem garage, driveway parking and good size rear garden. This delightful home is located within easy walking distance of village shops and amenities.



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£550,000

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## Key Features

- Kitchen and useful inner utility lobby and cloakroom
- Ground floor study with bay window
- Two further first floor bedrooms, both with built-in wardrobes
- Good size rear garden with summerhouse
- Located within easy walking distance of village shops and amenities
- Large sitting room with woodburner and two sets of patio doors leading out to the rear garden
- First floor master bedroom with large en-suite bathroom
- Large family bathroom
- Tandem garage and driveway parking
- EPC Rating: D



# Description

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Located within walking distance of the local village shops, this delightful three bedroom semi-detached offers spacious accommodation and benefits from the master bedroom with en-suite bathroom, tandem garage, driveway parking for multiple cars and a good size rear garden.

Front door leading into the entrance hall with stairs rising to the first floor and two under stair storage cupboards. Study with feature fireplace and bay window to the front aspect. Dining room with fireplace and inset wood burner and window to the rear aspect. The kitchen is fitted with a comprehensive range of floor and wall mounted cupboard and drawer units with a one and a half bowl and drainer sink unit with mixer tap over, with tiled splashbacks. Integral electric oven with five ring ceramic hob over and extractor hood over. Space for under counter fridge and freezer and space and plumbing for dishwasher. Window to the side aspect, opening through to inner lobby where there is space for a tall fridge freezer. Door to the side aspect leading outside to the garden and door into the sitting room. Cloakroom with WC, wash hand basin, window and space and plumbing for washing machine and tumble dryer above. Recently fitted gas central heating boiler. The sitting room is a good size and has a feature fireplace with inset wood burner. There is a small window to the side aspect and two sets of patio doors opening out onto the patio and rear garden.

First floor landing. Large and light and airy master bedroom with two windows to the front aspect and door leading into the generous en-suite bathroom, comprising a corner bath, separate shower cubicle, WC, wash hand basin with vanity storage cupboards, Victorian style radiator and window to the front aspect. Bedroom two with two double built-in wardrobes and window to the rear aspect overlooking the garden. Dual

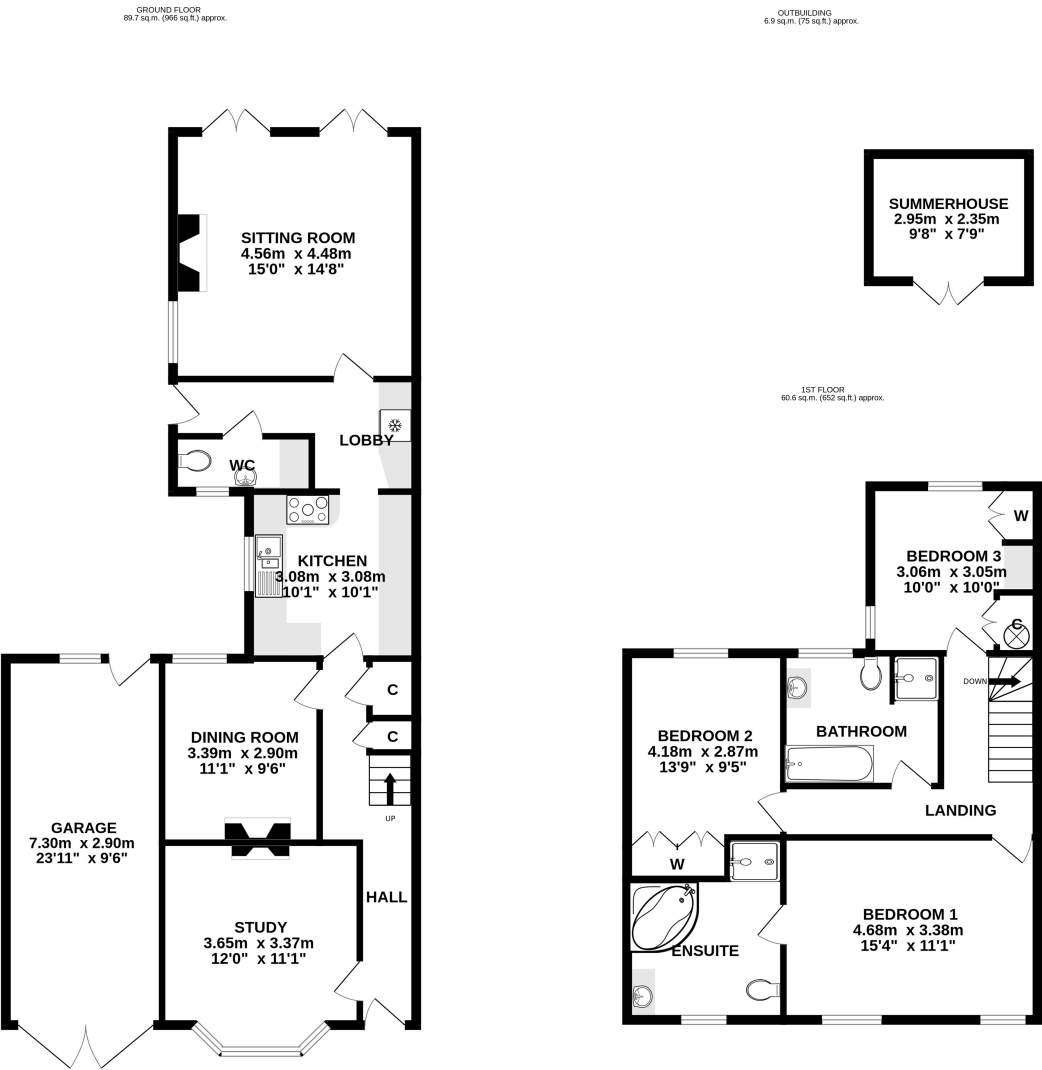
aspect bedroom three with windows to the side and rear aspect, built-in double wardrobe and airing cupboard housing the hot water cylinder. Large family bathroom with panelled bath unit, separate shower cubicle, WC, wash hand basin with vanity storage beneath, radiator, window to the rear aspect.

Outside to the front, there is driveway parking for multiple cars, leading up to the tandem garage, which has double doors to the front and a window and pedestrian door to the rear, leading to the rear garden. There is hedging and fencing to the front boundaries.

The rear garden is a good size, with a large area of patio with ample space for hot tub and patio furniture. Outside tap. The remainder of the garden is mainly laid to lawn with a path leading to the rear of the garden, where there is a good size summerhouse with power and light. The boundaries are fenced and there are various mature plants, trees and shrubs.

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, a pub and a primary school. 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.

# Floor Plan



60 ASHLEY LANE  
TOTAL FLOOR AREA : 157.2 sq.m. (1692 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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