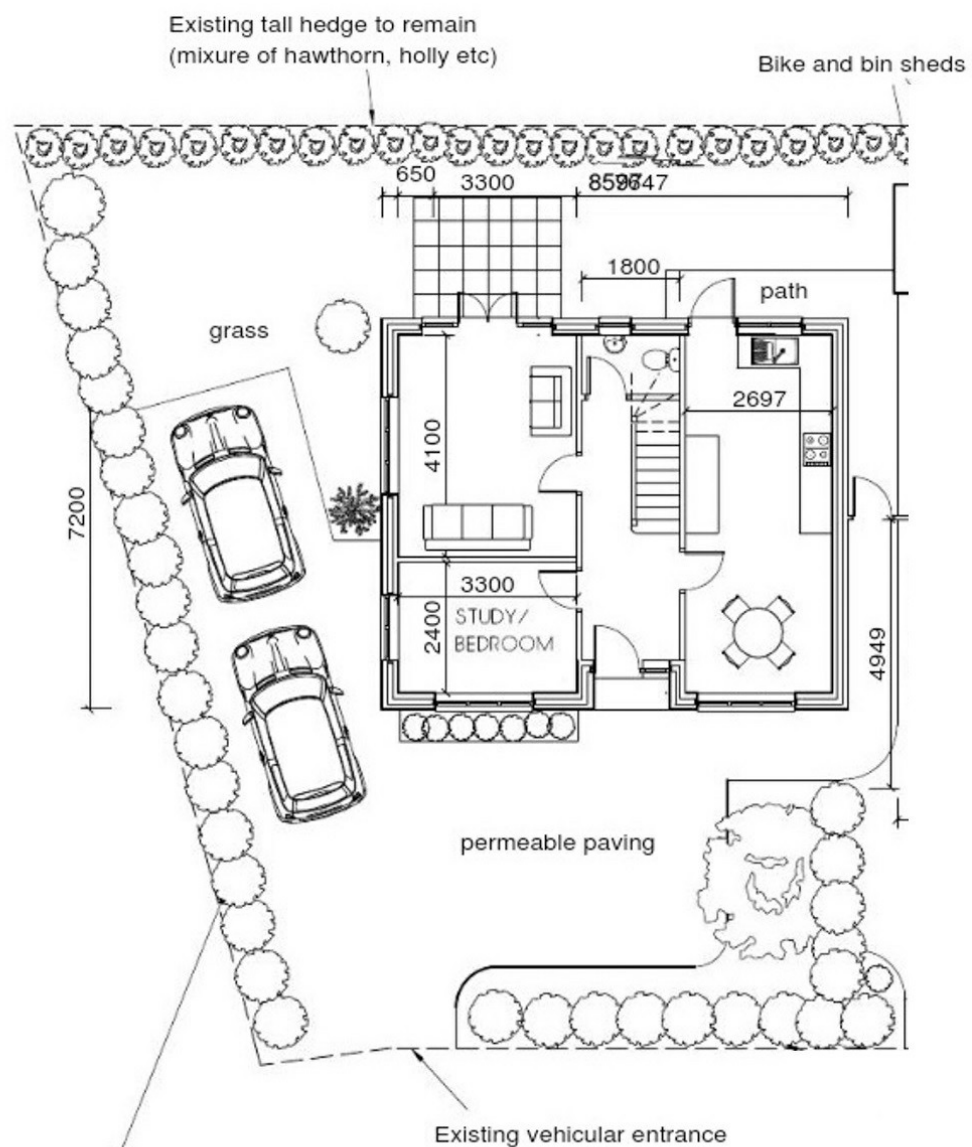




Plot at 16 Everton Road

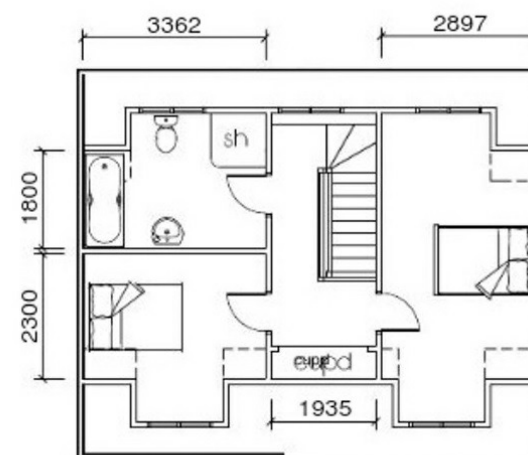
Hordle, Lymington, SO41 0FF

SPENCERS
NEW FOREST



PROPOSED GROUND FLOOR PLAN

Proposed hedge (Grisilena or Laurel) to replace existing straggly hedge and wall of garage forming boundary



FIRST FLOOR



A wonderful opportunity to purchase a building plot with granted planning permission for the construction of a three bedroom detached chalet style bungalow with off road parking in a residential Everton location, close to ofsted 'outstanding' schools, local amenities, village store and pub.

The Property

Planning Permission has been granted to build a detached three bedroom bungalow with off road parking for two cars plus a small garden.

The ground floor accommodation will consist of an entrance hallway, cloak room, spacious lounge with double doors to the patio, fitted kitchen, dining area and bedroom three/study.

On the first floor there will be a landing, two double bedrooms and a family bathroom. Externally the existing garage on the site will be removed providing off road parking for two cars. In addition, there is space for a small rear lawned garden as well as a bike store.

£225,000



N.B The red border indicates the site plan



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. There is a nearby Post office, corner store and The Crown Pub a five minute drive.

Services

From our Lymington office, proceed up the High Street onto St Thomas Street and upon reaching the one way system take the left fork signposted A337 (towards Christchurch). Continue over the roundabout taking the second exit passing the Shell petrol station on the left hand side. Continue along this road for approximately four miles passing by the village of Everton and a turning for Milford on Sea to the left. Take the next right turn onto Everton Road and proceed to almost the very end where the plot can be found on the left hand side.

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.





LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com