



Knighton

Ashley Lane, Hordle, Lymington, SO41 0GB

SPENCERS
NEW FOREST





A unique opportunity to acquire a large five double bedroom detached family home with a double garage and south facing garden.

The Property

This extensive detached property offers generous accommodation to nearly 2,500 square feet as well as a detached double garage. The house itself has an impressive and very spacious entrance hall with doors leading to all main rooms and a spacious airing cupboard. The ground floor accommodation comprises of a modern kitchen fitted with a range of wooden base and wall units with an integrated double oven, gas hob and extractor hood as well as a dishwasher. There is also a useful breakfast bar area and door leading through to the utility room which has a fitted sink along with space and plumbing for a washing machine and a door to the driveway.

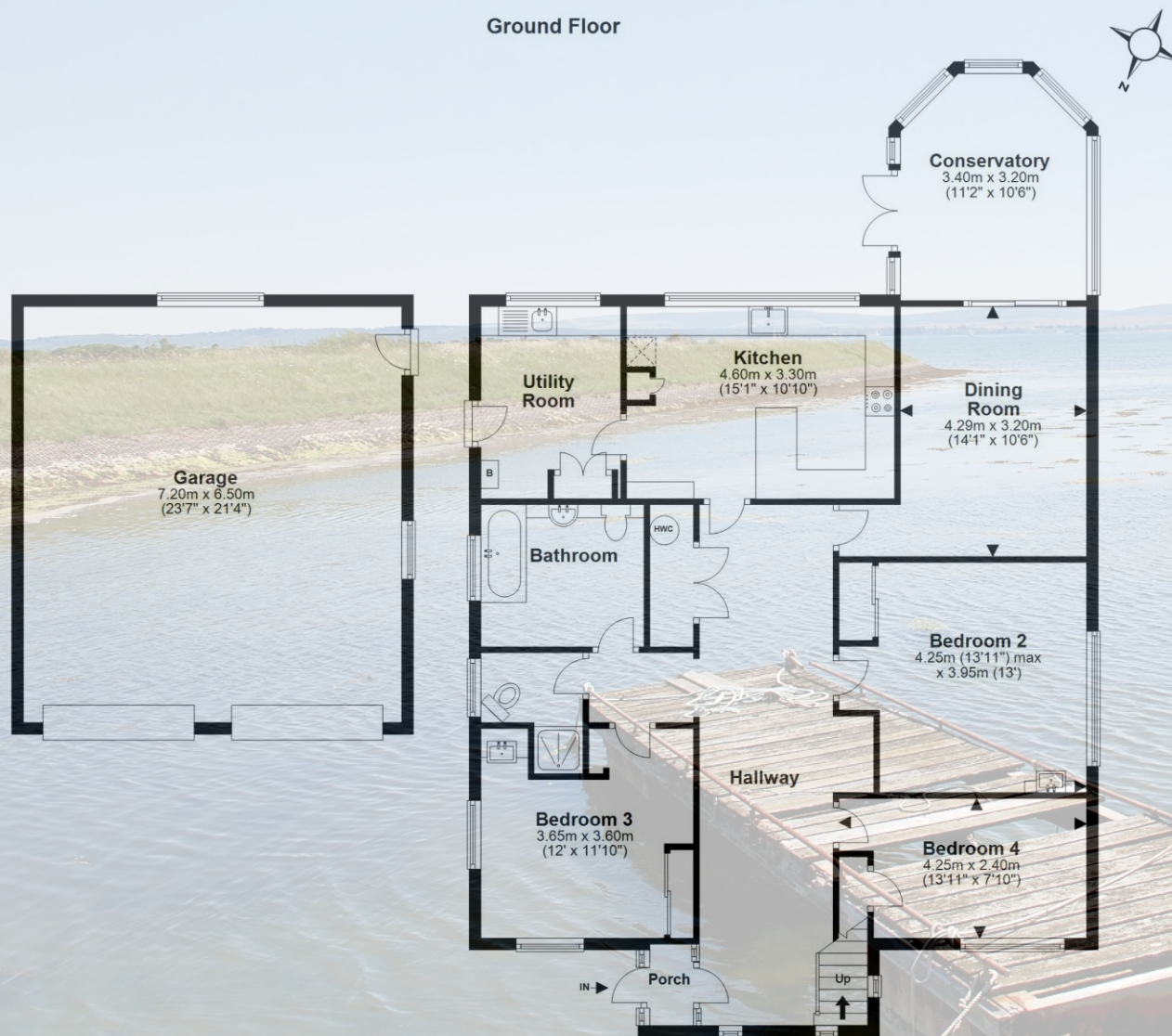
The separate dining room is adjacent to the kitchen and this area could easily be made in to one very large family room. Doors from the dining room lead into the south facing conservatory with lovely views of the lawned garden. There are three double bedrooms on the ground floor, all three with fitted cupboards and two with vanity units. The ground floor accommodation is completed with a family bathroom and a separate shower room.

£725,000



Floor Plan

Ground Floor



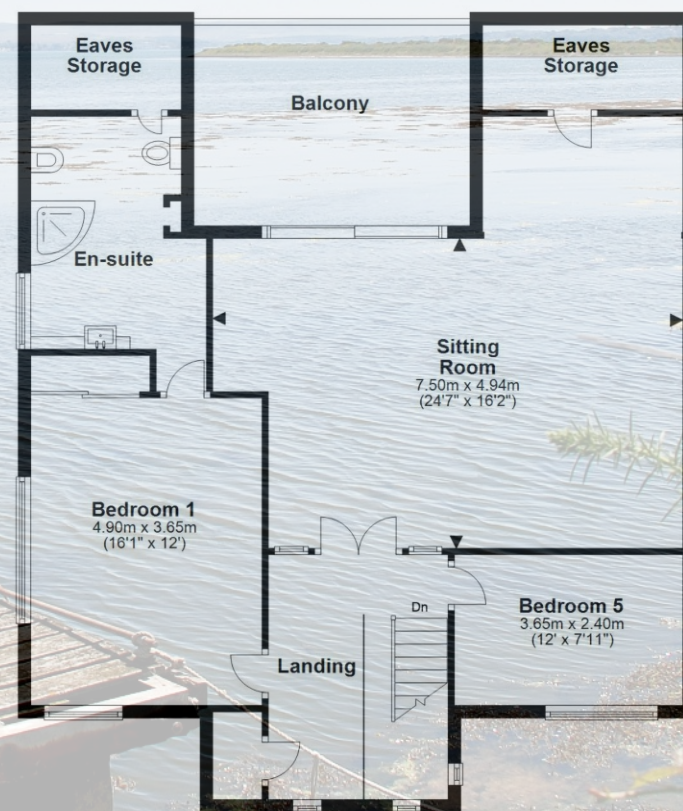
Approx Gross Internal Areas

House: 231.7 sqm / 2494.0 sqft

Double Garage: 46.8 sqm / 503.7 sqft

**Total Approx Gross Area:
278.5 sqm / 2997.7 sqft**

First Floor





The property totaling a little under 3000 sq ft is in need of some internal modernisation but offers very flexible and spacious accommodation and is offered with vacant possession.

The Property continued . . .

The first floor offers an impressive spacious living room which is well proportioned and has doors to a sunny balcony overlooking the rear garden, spacious enough for alfresco dining. The main bedroom benefits from fitted wardrobes and has a large en-suite shower room plus eaves cupboards for additional storage space. The final double bedroom, bedroom five, is on this floor and completes the first floor accommodation.

Overall, the house is well maintained but would now benefit from some updating and re-modelling to create a superb, spacious family home.



The Situation

Situated close to the amenities of Hordle within four miles from the coast which offers cliff top walks, beaches and spectacular views across the Solent and the Isle of Wight. The town of New Milton, with schools for all age groups including the renowned Ballard School, is within approximately 3 miles and has a mainline railway station connecting to London, Waterloo. The attractive Georgian town of Lymington is approximately 6 miles to the east where two deep water marinas, excellent sailing facilities, restaurants and shopping facilities are located. The nearby A337 gives direct access to junction 1 of the M27 motorway.



An impressive, south facing lawned garden featuring a raised tier that leads from the conservatory round to the garage surrounded by mature trees.

Grounds & Gardens

The property is approached along a private track leading to the driveway and detached double garage. The front of the house is screened with mature trees offering privacy from the road. Side access leads through to the rear south facing garden which is laid mainly to lawn with some mature planting and pedestrian access to the garage. The rear garden benefits from being a generous size, sunny and private.



Directions

From our office proceed up the High Street to the one way system and follow signs to Milford on Sea. After 2 miles, pass the Honda garage on your right, after another half mile turn right into Everton Road. At the end turn left in to Ashley Lane and drive for half a mile. The property can be found on the left hand side just after the turning to Hordle Lakes.



Hordle, New Milton and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating - Current: C 83 Potential: B 88

Council Tax Band: G

All mains services connected plus solar panels.

Points of interest

Hordle Pharmacy	0.1 miles
Hordle Primary School	0.8 miles
Danestream Farm Shop	1.6 miles
Ballard Private School	2.7 miles
The Arnewood School	1.9 miles
Brockenhurst Train Station	6.2 miles
Brockenhurst Tertiary College	6.0 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:

74 High Street, Lymington, SO41 9AL

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

www.spencersnewforest.com