



3 CHARNOCK CLOSE • HORDLE • LYMINGTON • SO41 0GU

£635,000

A spacious and well-presented four-bedroom detached home offering versatile accommodation with private gardens surrounding the property, a double garage and driveway parking for several vehicles. The property is conveniently located close to the village shops and amenities.



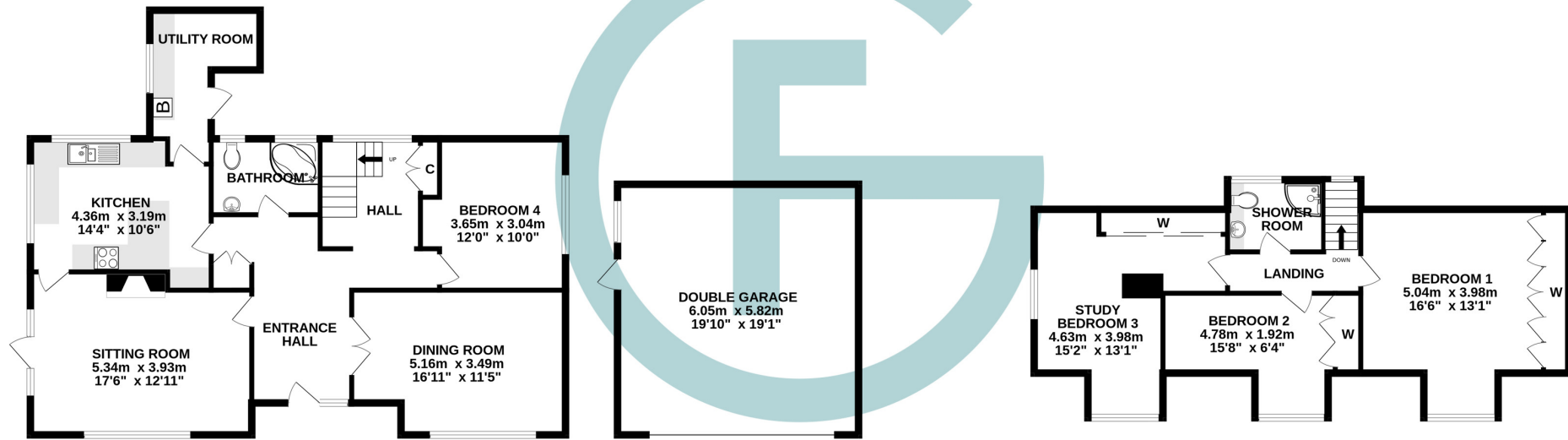
FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

GROUND FLOOR
130.0 sq.m. (1399 sq.ft.) approx.

1ST FLOOR
58.5 sq.m. (630 sq.ft.) approx.



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PROPERTY EXPERTS
TOTAL FLOOR AREA : 188.5 sq.m. (2029 sq.ft.) approx.

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Property Specification

Kitchen and separate utility room

Sitting room

Ground floor bedroom
four/further reception room

Dining room

Ground floor bathroom

Three first floor bedrooms

First floor shower room

Double garage and driveway
parking for two/three cars

Mature, well established
and secluded gardens
surround the property

Conveniently located close
to village shops and
amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

A spacious and well-proportioned four-bedroom detached home with a double garage and well-established mature gardens surrounding the property. This property is also conveniently located close to the village shops and amenities.

Front door with an adjacent window leading into the spacious entrance hall with Italian Marble flooring, cloaks cupboard and stairs rising to the first floor. Sitting room with feature fireplace, door through to the kitchen, window to the front aspect and patio door to the side aspect, with windows on either side leading out to the garden. From the spacious entrance hall are double doors leading into the dining room with a window to the front aspect. Kitchen with a comprehensive range of floor and wall-mounted cupboard and drawer units with inset one-and-a-half bowl single drainer sink unit with mixer tap, integrated eye level double oven, integrated dishwasher, four ring electric hob with extractor oven, integrated fridge, breakfast bar, windows to the side and rear aspect, glazed door into the utility room with cupboards and sink unit, space and plumbing for washing machine, space for fridge freezer, wall mounted gas fired central heating boiler, window to the side aspect and pedestrian door leading outside. Family bathroom with a modern suite comprising corner bath unit with mixer taps and hand-held telephone style shower attachment, w.c, pedestal wash hand basin with mixer taps, heated towel rail, tiled walls and floor, two windows to the rear aspect. Ground floor bedroom four with window to the side aspect.

First-floor landing. Master bedroom with a range of built-in wardrobes along one wall, fitted drawers and vanity unit, and window to the front aspect.

Bedroom two with built-in wardrobes and a window to the front aspect. Dual aspect study with a range of fitted wardrobes with sliding doors and windows to the front and side aspect. Shower room with fully tiled shower cubicle with electric shower, inset wash hand basin with mixer tap and vanity cupboard and drawer storage, w.c with concealed cistern, heated towel rail, tiled walls, obscure window to the rear aspect.

Outside, to the front, there is driveway parking for two/three vehicles and a double garage with an up-and-over door. There are mature gardens to three sides of the property, a path leading up to the front door and established flower beds and borders. To the south side of the property is an area of paved garden with raised beds and feature stone table and circular seating area, fence and hedge boundaries providing complete privacy. To the rear is a further paved area with beds and lawn with beds, hedge and fence boundaries. There is also a useful greenhouse.

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, two pubs and a primary school with an "outstanding" Ofsted rating. 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.









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