



105 Everton Road

*Hordle, Lymington, SO41 0FD*

SPENCERS  
COASTAL





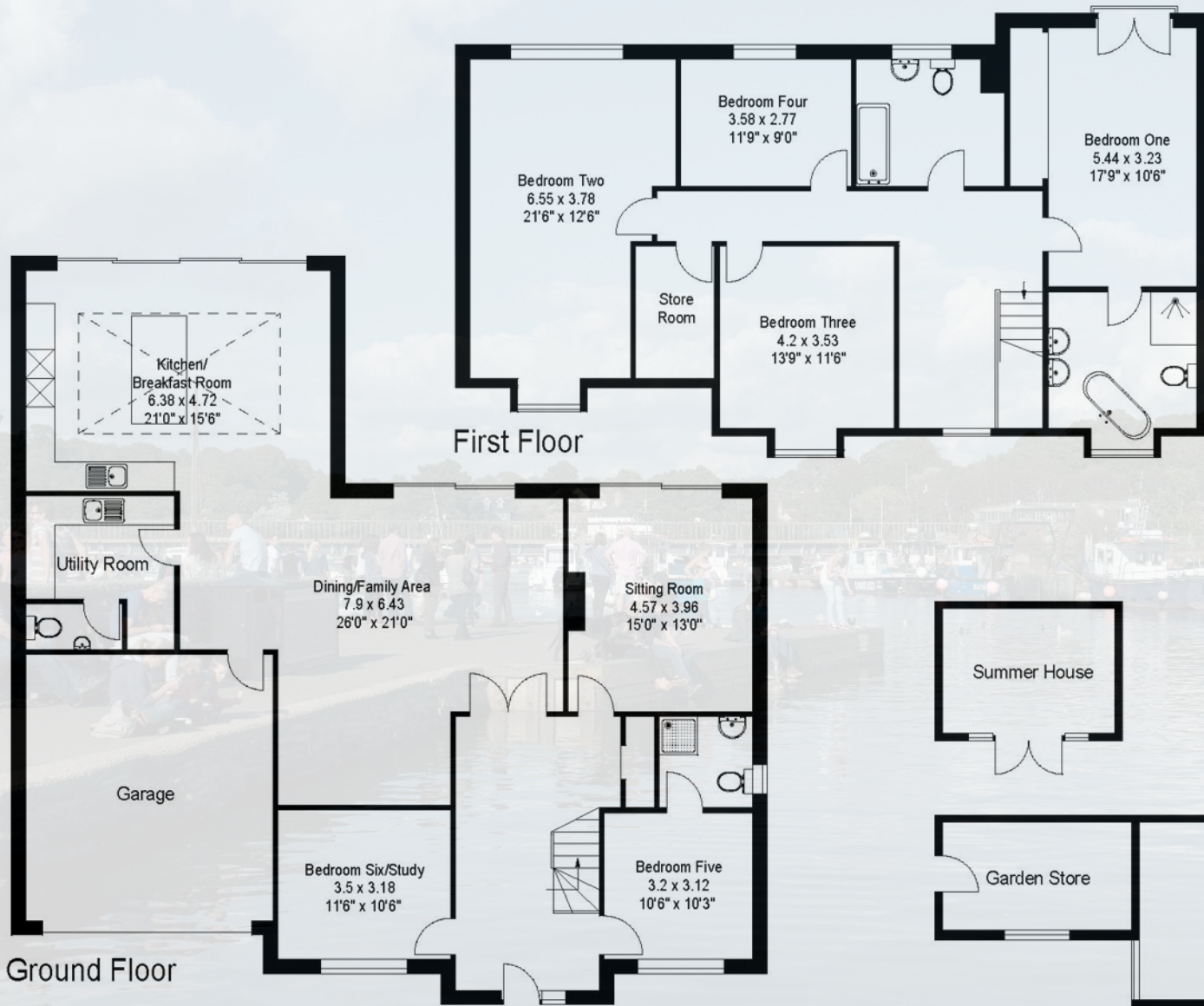
*A six bedroom detached property of significant style and space that has recently been extended by the current owners to create exceptional accommodation. The property is highly contemporary in its style, finish and practicality while remaining flexible enough to cater for a variety of lifestyles.*

## The Property

The front door opens into a spacious hallway with a tiled floor and underfloor heating throughout. Double glazed doors lead into the impressive open plan dining/family room which in turn flows through into the wonderful kitchen/breakfast room. There are sliding doors in both the dining and kitchen areas with a range of fitted cupboards and work tops, butler sink, range style cooker, plumbing for American style fridge freezer, integrated dishwasher, breakfast bar, an impressive lantern ceiling and glorious garden views. The integral double garage is currently used as a games room and a utility room with space and plumbing for a washer and dryer. There is also a separate cloakroom.

**£875,000**

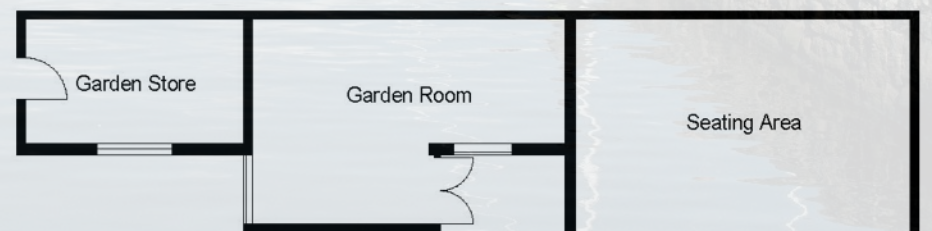
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Approximate  
 Gross Internal Floor Area  
 House: 290sq.m. or 3122sq.ft.  
 (Including Garage)  
 Outbuildings: 36sq.m. or 388sq.ft.

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 NOT TO SCALE





*There are four double bedrooms and two bathrooms upstairs with two further rooms on the ground floor that can either be additional bedrooms or, study areas.*

### The Property continued . . .

There is a separate living room with garden views, feature fireplace and sliding doors. Across the hallway are two double rooms, one currently used as a study and one as a bedroom with ensuite shower. Stairs rise to the large first floor galleried landing with vaulted ceilings, walk in store cupboard and the first of four bedrooms. The principal bedroom has a range of fitted wardrobes, a Juliette balcony and luxurious ensuite with freestanding bath and shower. Bedroom two is a double with fitted wardrobes, bedroom three and four are both doubles.. The contemporary family bathroom suite completes the sizable accommodation.

### Directions

From Lymington, take the A337 Milford Road towards Christchurch and New Milton. After entering the village of Everton, pass the turning to Milford on Sea on the left hand side and continue for a further 300 yards before taking the turning on the right signposted to Hordle and Everton. Continue on this road for approximately 1.3 miles and the house will be found on the right hand side.



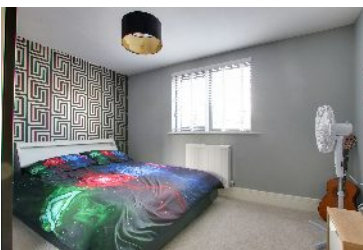
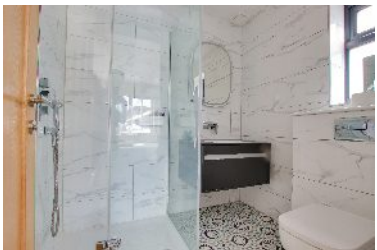
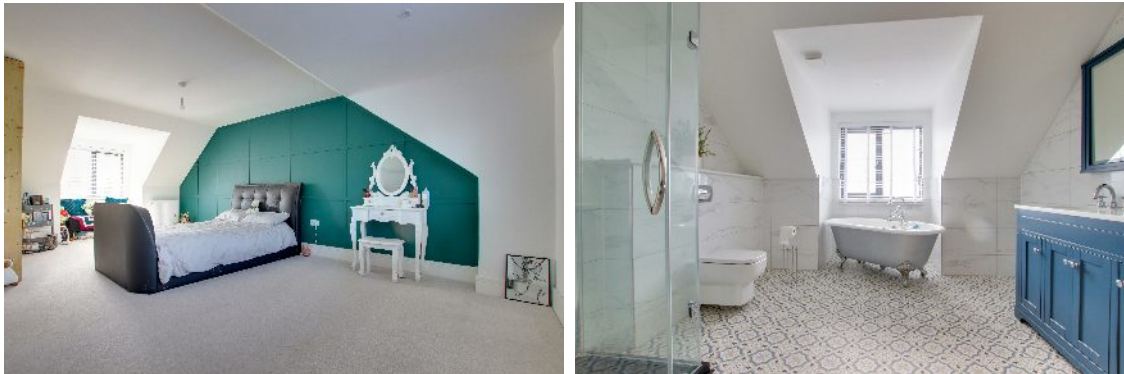
## Situation

Occupying an enviable position in this leafy part of the village of Hordle, this stunning contemporary house occupies a generous plot and is conveniently situated for the village's facilities which include a convenience store, garage and primary school that is rated as 'Outstanding' by Ofsted. A wider range of shops, services and entertainment can be found in both New Milton and Lymington with the latter having extensive sailing facilities. There is a mainline station at New Milton (approximately 2.5 miles) that offers direct services to London Waterloo in just under two hours. The open spaces of the New Forest are on the doorstep with beautiful open countryside as well as glorious walks, rides and excellent country pubs.

## Grounds & Gardens

The front of the house has a very large gravelled driveway with sufficient parking for several vehicles, caravan, campers and boats. The current owners built a very spacious double garage which at present is used as a games room. The front has a false garage door but behind is bricked, so a new owner can either open up the garage to use in the normal fashion or retain the current usage. There is also a pedestrian side access leading to the rear patio and garden.

The rear garden is of a generous a size, mainly lawned with fence borders and numerous mature plantings providing a high degree of privacy. There is a raised decking area with hot tub and outdoor dining area, a home office, summer house, home studio/bar and a garden shed for tools and equipment. At the end of the garden is a circular brick seating area, fountain and fire pit.





*The gardens are a particular feature of the house and are level and planted with attractive low-maintenance flower beds and specimen trees. Adjacent to the house is a large deck terrace and a superb summer house with outdoor dining area.*

## Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: D    Current: 61    Potential: 82

Property Construction: Brick elevations and slate roof

Heating: Gas central heating

Utility Supplies: Mains gas, electricity & water, drainage to be confirmed

Broadband: FFTC, Fibre-optic cable to the cabinet, then to the property. Superfast broadband with speeds of up to 71mbps is available at this property

Conservation Area: No

Parking: Private driveway and garage

## 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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