



162 Everton Road

Hordle, Lymington, SO41 0HB



SPENCERS





A beautifully presented, substantial detached home. The property has extended its original footprint to create a home of space, light and warmth.



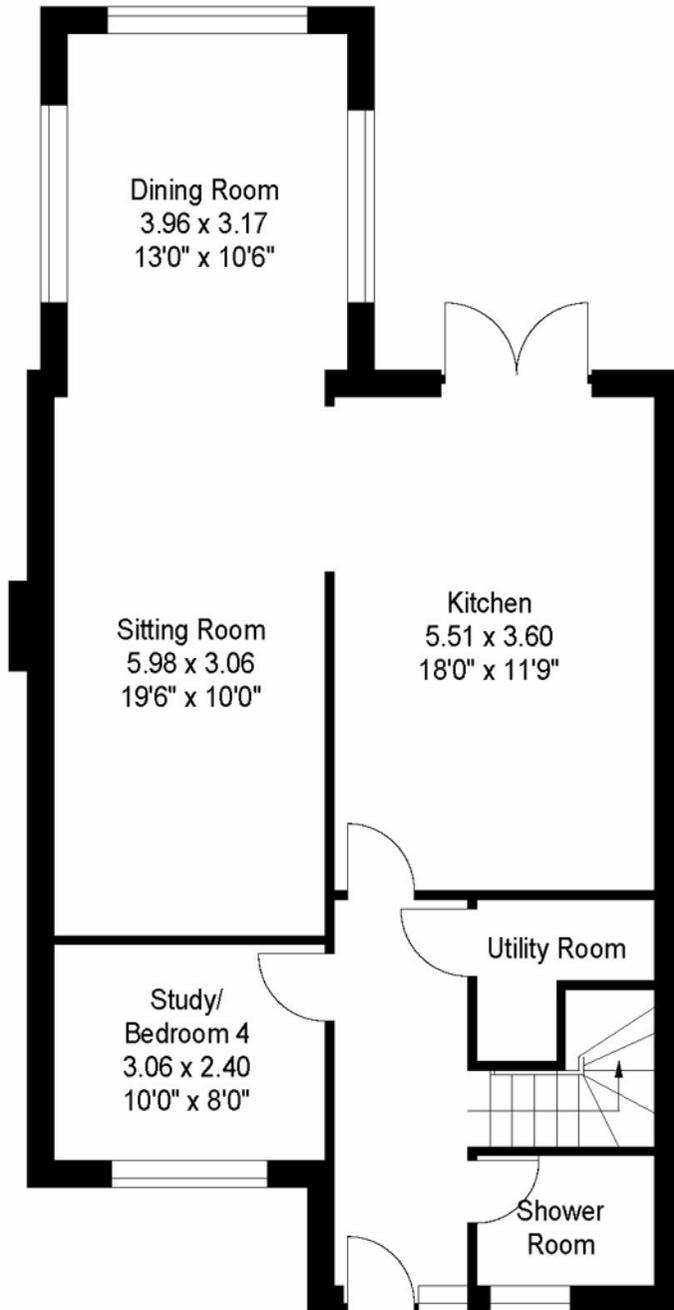
The Property

A covered porch opens into a bright hallway with a downstairs shower room, useful utility and stairs to the first floor. Bedroom four is off here with a front aspect and ideal as a study or occasional bedroom. The family kitchen is a lovely sunny room with oak floors, a range of fitted cupboard units and work tops, breakfast bar, gas hob with extractor, dish washer, fitted double oven and an integrated fridge and freezer and doors to the rear patio. The lounge flows from the kitchen and offers a delightful living space with ample room for both sofas and dining room furniture along with a feature fireplace with oak mantle and twin aspect windows.

£650,000



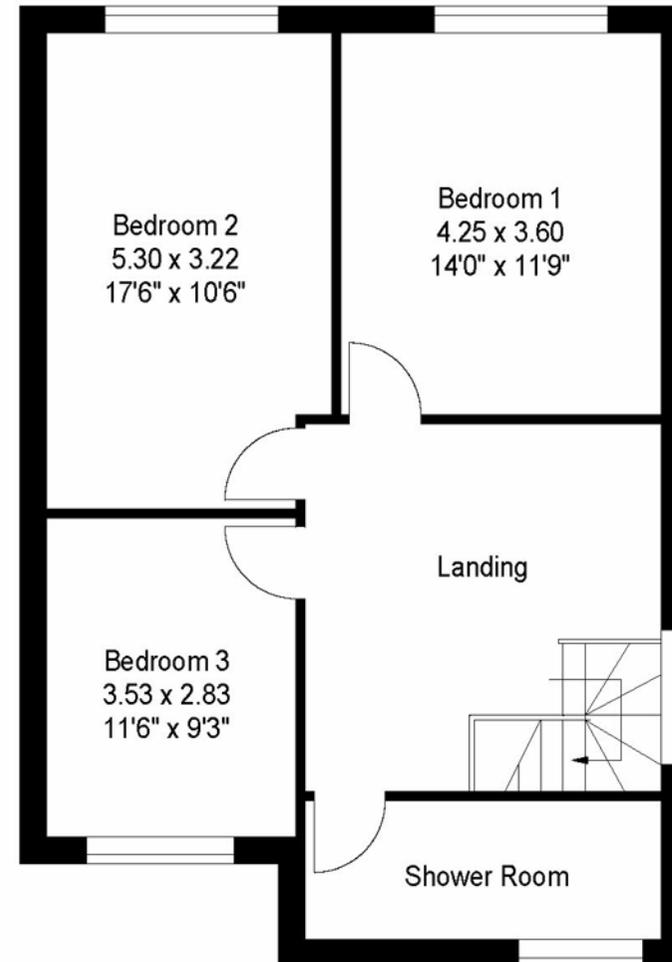
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 142sq.m. or 1529sq.ft.

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NOT TO SCALE





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This beautiful house has a superb layout and should attract purchasers looking for a home which is presented in first class order throughout, offering a perfect location with the conveniences of contemporary living.

The Property continued . . .

Rising the stairs to the larger than average landing, currently used as an office area, there are three very good sized double bedrooms. The contemporary family bathroom with shower completes the impressive accommodation.

Directions

From our Lympington office, proceed up the High Street onto St Thomas Street and upon reaching the one way system take the left fork signposted the A337 (signposted 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 Hyundai Garage and the turning for Milford on Sea. Take the next right turn onto Everton Road and continue for two miles, the property is located on the left upon entering Hordle.



Grounds & Gardens

There is ample parking for numerous cars and aside access leading to the landscaped lawned rear garden. The south facing garden is a real sun trap offering peaceful alfresco dining on the large patio with a winding path leading to the summer house.



Situation

The property is situated in the hamlet of Hordle, a semi-rural location 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.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax: D

EPC: C Current: 79 Potential: 82

Property Construction: Brick elevations & slate roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Parking: Private driveway

Important Information

Spencers 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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