



Holly Cottage

Woodcock Lane, Hordle, Lymington, SO41 0FG



SPENCERS









*A charming three double bedroom, semi detached character cottage in beautiful condition with spacious accommodation, a south facing garden , driveway and garage.*

## The Property

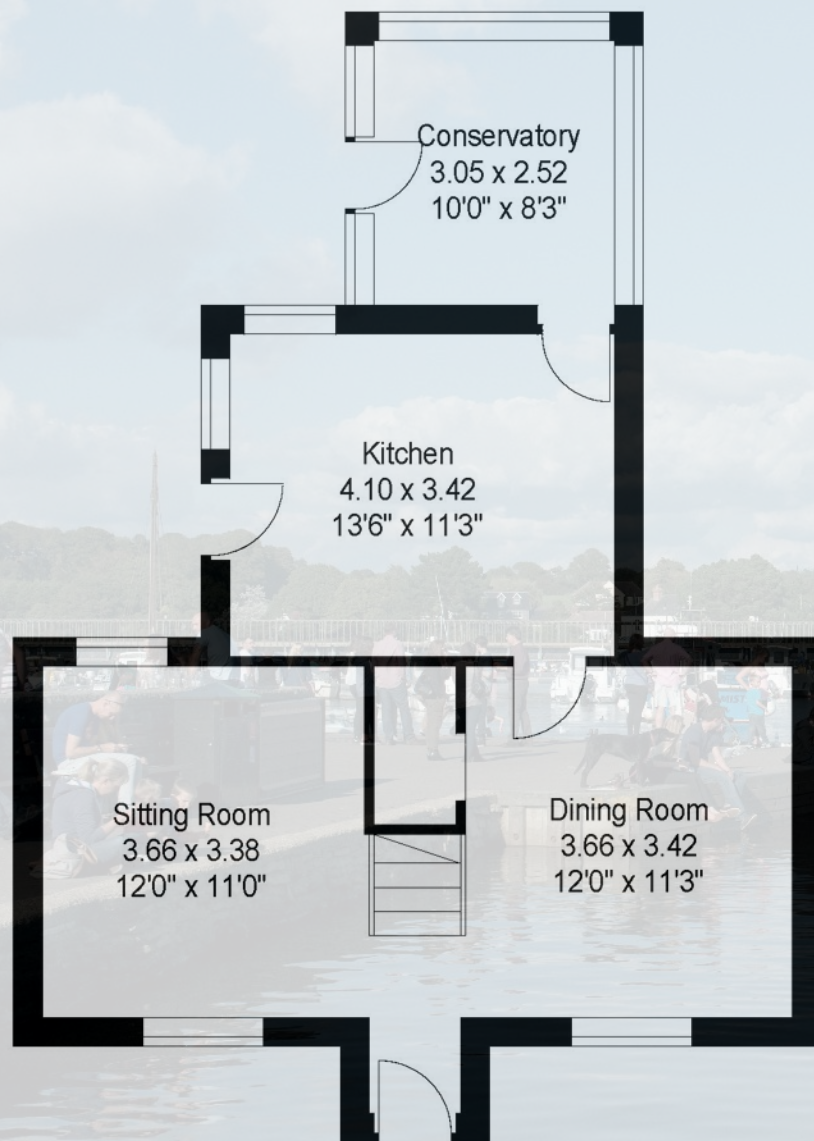
The front door opens in to the enclosed porch, a real feature of this period cottage with twin side windows and a curved wall with stairs leading to the first floor. The sitting room has twin aspect windows with quality shutters and a feature open fireplace with log burner. The dining room has a feature open fireplace, shelving and a storage cupboard, a sash window to the front garden and a cupboard under the stairs providing further storage. Both benefit from attractive oak flooring with underfloor heating. A door through to the kitchen, a lovely light and bright room with a stable door to the garden, range of fitted oak work surfaces and units with a butler sink, quarry tiled slate floors, space for a fridge freezer, plumbing for a washing machine and dish washer and a six ring gas range. The conservatory leads off from the kitchen with glorious views of the garden and is a perfect place to unwind.

**£537,000**

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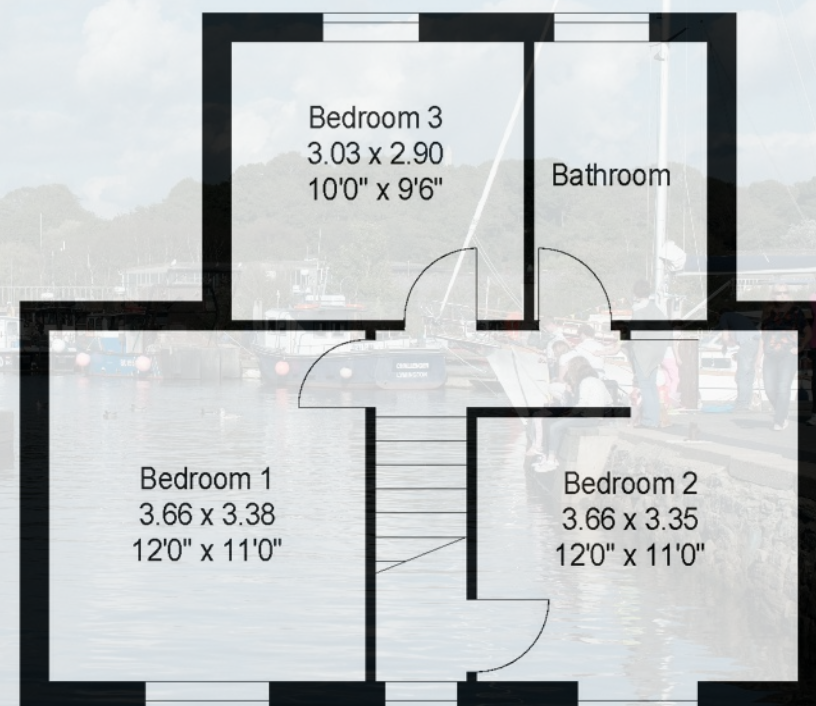
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 95sq.m. or 1022sq.ft.

Plans produced and Copyright HOMEPLAN  
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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**







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*The house is within a level half mile walk of the centre of Hordle with its local shops and renowned primary school.*

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### **The Property continued . . .**

Stairs from the entrance hall rise to the first floor with a unique landing with a window over looking the front. The master bedroom has a front aspect and a feature Victorian fireplace. Bedroom two also a double has a front aspect with a feature fireplace. The third double room overlooks the garden and has sufficient space for a small desk perfect for home working. The contemporary bathroom suite completes the family accommodation with part tiled walls, a garden aspect, free standing bath and separate shower.

### **Directions**

From our offices in Lymington head west on the A337 towards Christchurch. At Everton, take the turning on the right onto Everton Road, signposted to Everton and Hordle. Continue on this road for just over a mile before turning right at the crossroads onto Woodcock Lane where the house will be found after about 50 yards on the right hand side.



## Grounds & Gardens

The front of the property has a gravel drive providing parking for two cars. There is a good degree of privacy with a picket fence, shrubs and bushes with a wooden gate leading through to the rear garden. There is a second drive accessed via Mallard Close which provides further off road parking for one car and a good sized garage which is also accessed via the south facing, lawned rear garden. The garden is a real sun trap and has a gravelled patio with a wooden storage shed, panelled fence borders, a variety of mature plantings and offers complete privacy.



## Situation

The property enjoys a charming and peaceful setting in the village. Hordle is a close neighbour of the small and busy town of New Milton to the west where one can find a railway station with direct services to London Waterloo and a weekly market. The popular Georgian market town of Lymington to the east.

Hordle itself has a general store which is complimented by a selection of further shops on Stopples Lane, two local pubs and an 'Ofsted' outstanding Primary School. 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.





## Services

Tenure: Freehold. The upstairs bathroom of Holly Cottage is directly above the bathroom of the adjoining cottage.

Though recently expired, the property did have planning permission for a ground floor extension to create a stunning kitchen, family area and downstairs bathroom. A copy of the plans can be made available on request.

Council Tax - E

EPC - C      Current: 69      Potential: 85

Property Construction: Brick faced elevations and slate roof . Roof replaced in 2021 and new garage roof 2022.

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating,, New Combi boiler installed in April 2021

Broadband: Shared cable broadband supply. Superfast broadband with speeds of up to 80mbps is available at this property.

Parking: Private driveway, garage, street parking

## 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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