



Haysham Lodge

Cottagers Lane, Hordle, Lymington, SO41 0FE

SPENCERS
NEW FOREST





An immaculately presented five-bedroom detached house situated along a quiet, leafy lane in the semi-rural village of Hordle.

The Property

An attractive and well-designed detached home which provides beautifully presented and well-balanced living and bedroom accommodation. An oak framed porch opens to a spacious and welcoming staircase hall with doors leading to all the main rooms. It boasts an electric fireplace which acts as a focal point to the room as a wonderful first impression. The arrangement to the ground floor incorporates a double aspect integrated garage with an electric door, kitchen/breakfast room, cloakroom, dining room, study and two separate drawing rooms.

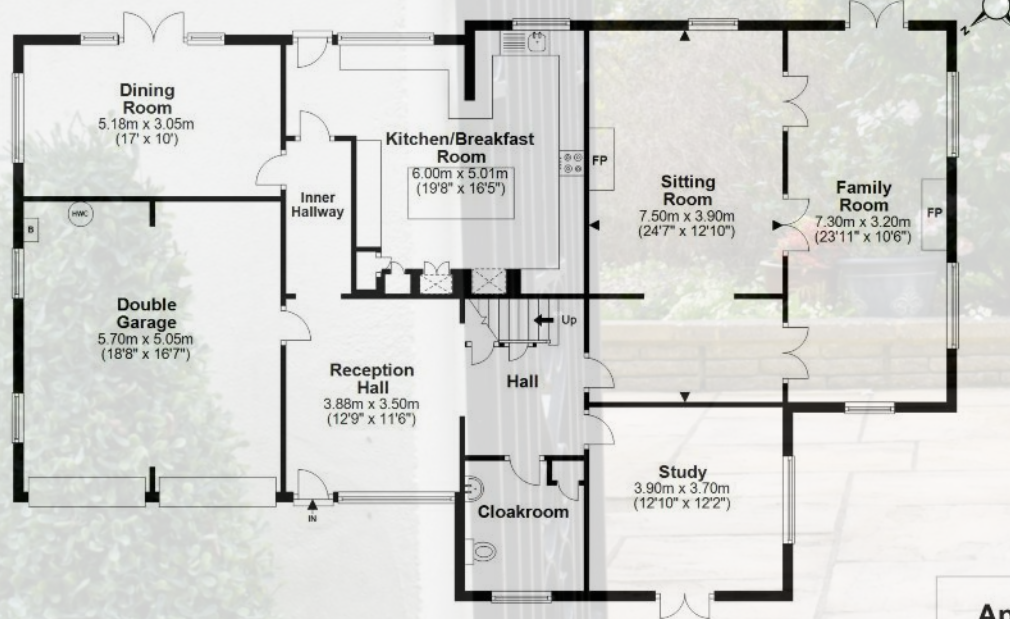
The spacious kitchen/breakfast room has been superbly fitted with a comprehensive range of storage cupboards with wooden work surface tops and integrated appliances. The kitchen opens through to the dining room, which has French doors leading onto the patio and garden. At the front of the property there is a cosy study/living room which has built in bespoke book shelving. Adjacent to the living room there is a very generous size sitting room, which has a focal fireplace with a gas fire set in marble and inset wood surround. Twin double doors lead onto a new extension of the house, which was originally a conservatory. The extension provides additional bright and sunny living space which is triple aspect and enjoys views over the garden. There is a newly fitted gas fire which provides a warm homely feel to the room.

£1,175,000



FLOOR PLAN

Ground Floor



First Floor



Approximate Gross Internal Areas

Ground Floor: 174.6 sqm / 1879.7 sqft

First Floor: 112.1 sqm / 1207.1 sqft

Total Approximate Gross Area:

286.7 sqm / 3086.8 sqft



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This magnificent house also benefits from beautifully landscaped gardens.

The Property continued . . .

Stairs from the reception hall lead to the first floor generous landing. The main bedroom benefits from air conditioning and has a comprehensive range of built-in wardrobes and a door to the newly fitted en-suite bathroom which incorporates Porcelanosa tiles with LED sensor lights under the mirror. Bedroom two also benefits from built in wardrobes and an en-suite bathroom. Bedroom three is a spacious double bedroom with a newly fitted en-suite with walk in shower with Porcelanosa tiles and LED lights. The fourth double bedroom has a range of wardrobes with storage cupboard over and access to eaves. Bedroom five has a double wardrobe with storage cupboard over.



The Situation

The property is situated on a leafy lane in the village of Hordle and epitomises the peace and tranquillity of the New Forest. Hordle, is a semi-rural village 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.







Close to excellent schooling and with easy access to the New Forest and the Georgian market town of Lymington with excellent sailing opportunities.

Grounds & Gardens

Double wooden electronic gates provide access to the gravel driveway with a turning area which leads to the integral double garage. There are mature trees and shrubs to the front providing a high level of privacy and the garden wraps around the whole house. At the rear of the property there is a patio area which is facing south. Beyond is an area of lawn with well stocked flower beds. To the western side of the property is a stone terrace with gravelled beds, exotic palms and further flower beds.

The double integral garage has an electrical up and over door, with in the garage there is power and light, and houses the gas fired boiler and hot water cylinder with a door leading into the reception hallway.

Directions

From our office proceed up the High Street into St Thomas Street and follow the one way system round to the right into Southampton Road. Pass the Monkey Brew House (public house) and turn immediately left into Sway Road. Pass the Gordleton Mill Restaurant into Silver Street, continuation of Sway Road. Turn left into Woodcock Lane and immediately right into Cottagers Lane. Haysham Lodge will be seen towards the end on the left hand side.



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

Services

Energy Performance Rating: C Current: 70 Potential: 80

Council Tax Band: G

All mains services connected

Points of interest

Waitrose Lymington	3.9 miles
Lymington Quay	4.7 miles
Tiptoe Primary School	2.2 miles
Ballard (Private School)	3.1 miles
Chewton Glen Hotel & Spa	3.4 miles
Brockenhurst Train Station	5.9 miles
Brockenhurst Tertiary College	5.8 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:
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