



11 Wisbech Way

Lymington, SO41 0YQ



SPENCERS





Situated on the peaceful outskirts of Hordle village, this immaculately presented four-bedroom detached house has been thoughtfully refurbished to offer stylish and modern living throughout. The property boasts a number of standout features, including a spacious open-plan kitchen/dining room—perfect for family life and entertaining.



The Property

The property opens to a practical entrance hall offering a warm welcome. A door leads through into the spacious living room with an attractive bay window with views to the front. Glazed double doors open into the heart of the home: a superb modern open-plan kitchen/dining room. This impressive space features an abundance of cupboard storage, an electric hob with extractor hood, integrated fridge/freezer and washing machine. There is breakfast bar area for casual dining or entertaining and space for a dining table. The kitchen/dining room seamlessly connects to the conservatory, creating an additional bright living area ideal for family life and entertaining. The kitchen also benefits from a side door, providing convenient access to the outside—ideal for bringing in shopping, accessing the garden, or reaching the driveway with ease.

£499,950

 4  1  3



The principal bedroom benefits from a sleek en-suite shower room, while three further well-proportioned bedrooms provide versatile accommodation for family, guests, or home office needs.

The Property continued . . .

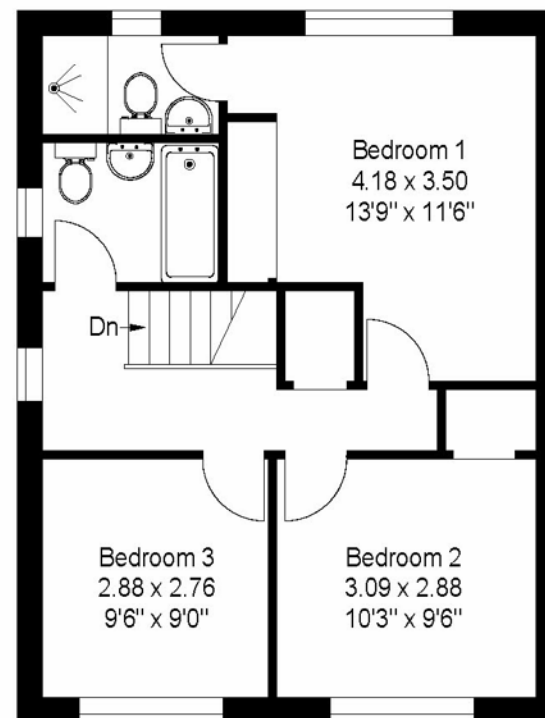
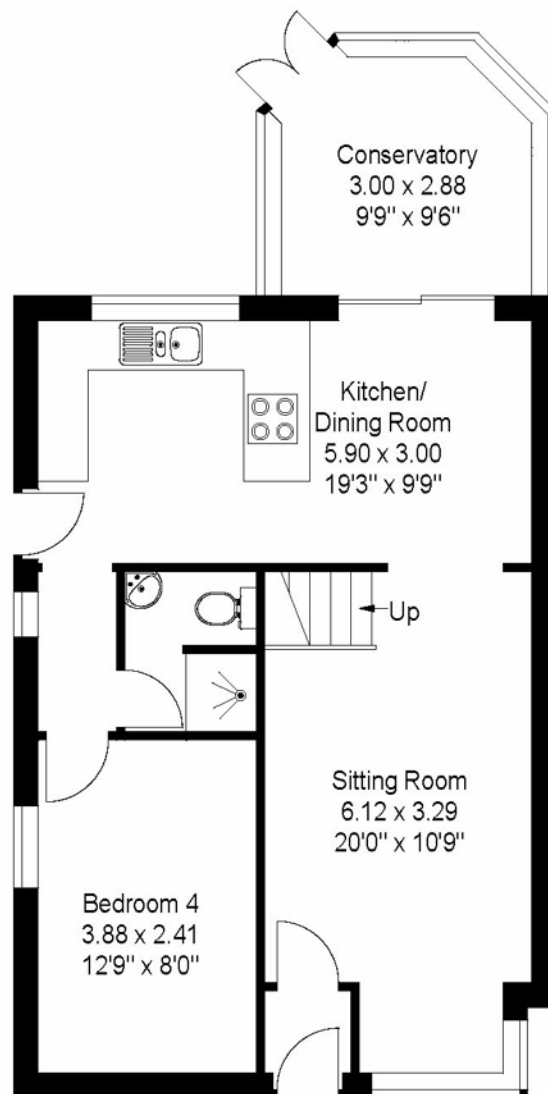
A well-proportioned double bedroom and a convenient cloakroom complete the ground floor accommodation, offering flexibility for guests, multi-generational living, or a home office setup. Upstairs, a generous landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a bright and spacious retreat, enjoying lovely leafy views from the window. It also benefits from a modern en-suite shower room and ample fitted wardrobes, offering both comfort and practicality. The two additional bedrooms are both generous doubles, positioned at the front of the property, and are well served by the contemporary family bathroom which is fitted with a bath and shower over, WC and wash hand basin.

Agents Note: Integral garage is now bedroom 4

Directions

From our office in Lymington High Street head out on the A337 towards New Milton. Continue on this road for approximately 3.5 miles and you will find a public house on your left hand side called the 'Royal Oak'. Just before the pub take the right hand turning into Hordle Lane. Then take the next left into Stopples Lane approximately a mile down Hordle Lane. Take the second right into Wisbech Way where you follow the road around to the end and the property can be found directly in ahead of you.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 112sq.m. or 1206sq.ft.

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NOT TO SCALE



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Outside, the property offers a private driveway and a neatly maintained garden, all combining to create a superb home in a sought-after semi-rural location. This is a fantastic opportunity to acquire a high-quality home in a desirable village setting, with easy access to nearby amenities, schools, and the New Forest National Park.

Grounds & Gardens

To the front of the property, a block-paved driveway provides parking for one vehicle, complemented by an additional gravel area offering further parking. The rear garden is designed for both relaxation and entertaining, featuring a spacious patio area—ideal for evening gatherings and outdoor dining. A raised lawn is bordered by mature shrubs and bushes, creating a private and attractive outdoor setting.



Situation

The property is situated in the village of Hordle which lies between Lymington (4 miles) east and New Milton (2 miles) west. Similarly, the coastline of Christchurch Bay and the coastal village of Milford on Sea lies approximately 3 miles south. The Georgian market town of Lymington has a wide range of shops and boutiques, as well as having the benefit of excellent sailing facilities including two large marinas, a number of chandleries and moorings on the river and at the Town Quay for visiting Yachtsmen. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line link to the Forest village of Brockenhurst (approximately 15 minutes), which is some 5 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo 90 minutes approximately). Junction 1 of the M27 lies 12 miles to the north, and links with the M3 for access to London. Miles of open forest suitable for riding and walking can be accessed at Bull Hill, Pilley or the nearby hamlets of Norleywood and East End.

Services

Tenure: Freehold

Council Tax - D

EPC: C Current: 69 Potential: 83

Property Construction: Brick faced elevations and tile roof

Utilities: Mains electric/water/ drainage & water

Heating: Gas central heating

Broadband: Superfast speeds of up to 76 mbps is available at this property (ofcom)

Parking: Private driveway

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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