



Harbour House

Sky End Lane, Hordle, Lymington, SO41 0HG

SPENCERS
COASTAL





HARBOUR HOUSE

LYMINGTON • HAMPSHIRE

Harbour House is a spacious family home sitting in grounds of approx 1 acre and close to both open countryside and local amenities. The current owners had the house modernised to their own specifications to provide four bedrooms, three bathrooms and three reception rooms.

Ground Floor

Sitting Room • Family Room • Kitchen / Dining Room

Utility • Cloakroom

First Floor

Principal Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

Outbuildings

Garage

£1,595,000





The Property

The property has undergone a redesign by current owners to create a spacious and contemporary home. The character of the exterior sits perfectly within the tree lined lane, whilst the inside is similar to that of a newly constructed home. The impressive entrance hallway has a panelled oak staircase with storage beneath leading to the first floor landing. There is an open plan ground floor living area with the kitchen/family room being the principle room. Double doors open to the rear garden from both the family room and sitting room to the terrace, ideal for summer entertaining. The kitchen is open plan and comprehensively fitted with twin ovens, integrated dish washer, fridge freezer, wine cooler, electric hob with contemporary extractor over, central island unit incorporating breakfast bar with drawers and cupboards below. There is a separate utility room with external stable door, space for white goods plus a spacious cloakroom from the inner hallway.

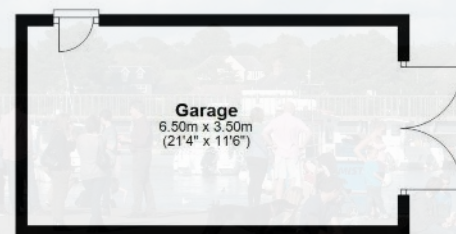
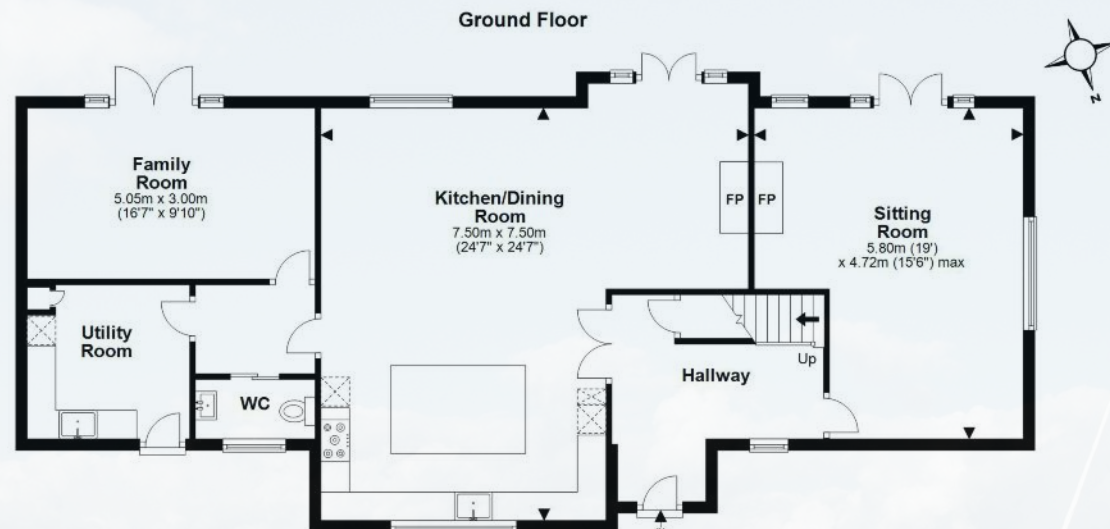
There is a lovely lounge area within the open plan family room with views to the rear of the home with an Inset contemporary log burner. There is an additional family room off the inner hallway which is ideal as a home office or a fifth bedroom with double doors to the garden. This is a lovely peaceful room with commanding garden views. The first floor landing holds the airing cupboard and boiler with the spacious master bedroom suite with vaulted ceiling, ample fitted storage wardrobes, twin aspect and a generous en-suite. The three further double bedrooms are serviced by a spacious and well-appointed family bathroom with separate bath and shower with Porcelanosa tiling, and inset aqua TV.

Additionally, the property has Panasonic air conditioning fitted to the ground and first floor.





FLOOR PLAN



Approximate Gross Internal Areas

House: 213.2 sqm / 2294.9 sqft

Garage: 22.8 sqm / 245.4 sqft

Total Approximate Gross Area:
236.0 sqm / 2540.3 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.





The attention to detail along with the modern and contemporary finish have created an impressive family home hidden behind electric gates and surrounded by paddock land with a vaulted master suite, spacious kitchen/family room, two further reception rooms, extensive gravelled parking, garage and a wonderful south facing garden.

Grounds & Gardens

The property is approached via a gravel driveway with wooden electric gates opening on to the driveway with extensive parking for several cars as well as access to the garage. The house has mature screening to the front which provides plenty of privacy and a real feel that you are alone in the country. There is a contemporary greenhouse with raised beds and a collection of olive, fig, apple and pear trees to the front of the house with a gate leading through to the side terrace and access to the house via the utility room.

To the rear of the property is a large south facing terrace running the full width of the house with attractive porcelain paving ideal for alfresco dining. There is a large lawn area screened by trees with various mature plantings, bushes and shrubs. The garden enjoys a large degree of privacy and is surrounded by private paddocks.





The Situation

The village of Hordle is a close neighbour of the small and busy town of New Milton to the west, and the popular Georgian market town of Lymington to the east. A general store is complimented by a selection of further shops, two 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. Sway lies approximately 3 miles north, where the main line station connects to London Waterloo and the nearby A337 gives direct access to junction 1 of the M27 motorway.



Directions

From our office in Lymington turn right and proceed up the High Street to the one way system. Continue straight on at the one way system on the A337 and proceed to the next roundabout, carry straight on over the roundabout then after approximately 2 miles turn right off the A337 into Everton Road and continue along Everton Road for approximately 0.75 miles and Sky End Lane can be found on your left. Continue to the very end and at the junction turn left which is a continuation of Sky End Lane, after 50 yards turn left on to a gravel track. The double electric gates are the entrance to Harbour House.



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

Services

All mains services are connected

Council Tax: Band G

Energy Performance Rating: C - Current: 71 Potential: 78

Important Notice

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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