

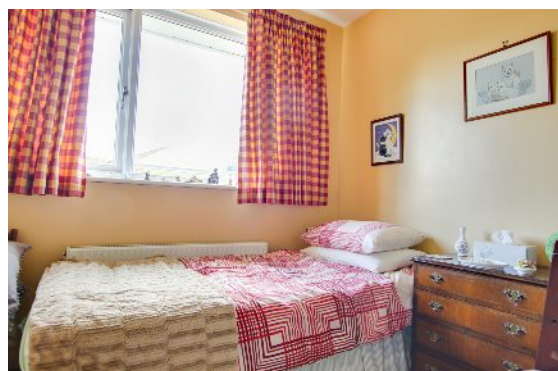


16 Pinewood Road

Hordle, Lymington, SO41 0GP

SPENCERS
NEW FOREST





“ A perfect opportunity to acquire a well presented three bedroom detached bungalow situated on a quiet road in the village of Hordle, walking distance to the local school and amenities.

The Property

Upon entering the property through the composite double glazed front door, you're welcomed into an elegant entrance hall, adorned with attractive tiled flooring. The hall leads to a spacious living/dining room with large picture windows overlooking the South facing front garden. The room boasts a cosy coal effect gas fire with a wooden mantel surround, providing comfort and charm. An additional opaque double glazed window facing the side brings in the Westerly sun. The kitchen is a functional space with a comprehensive range of light Maple finished kitchen units, adorned with roll top laminated worktop surfaces and tiled splash backs. It features a fitted eye-level double oven, a four-ring gas hob with an extractor canopy, and ample storage space. The kitchen also grants access to the drive and garden through a double glazed door. The property boasts three bedrooms, each offering a comfortable living space. Bedroom 1 is a dual aspect room with windows facing the front and rear, accompanied by a range of fitted wardrobes. Bedroom 2 , currently used as a dining room, is generously sized and features windows overlooking the rear garden and side aspect. Bedroom 3 overlooks the peaceful rear garden. The bathroom is fitted with modern amenities, including a panelled enclosed bath with a shower attachment, a low-level WC, and a wash hand basin with a sleek hot and cold tap. It also offers a separate shower cubicle with a Mira Sport shower unit.

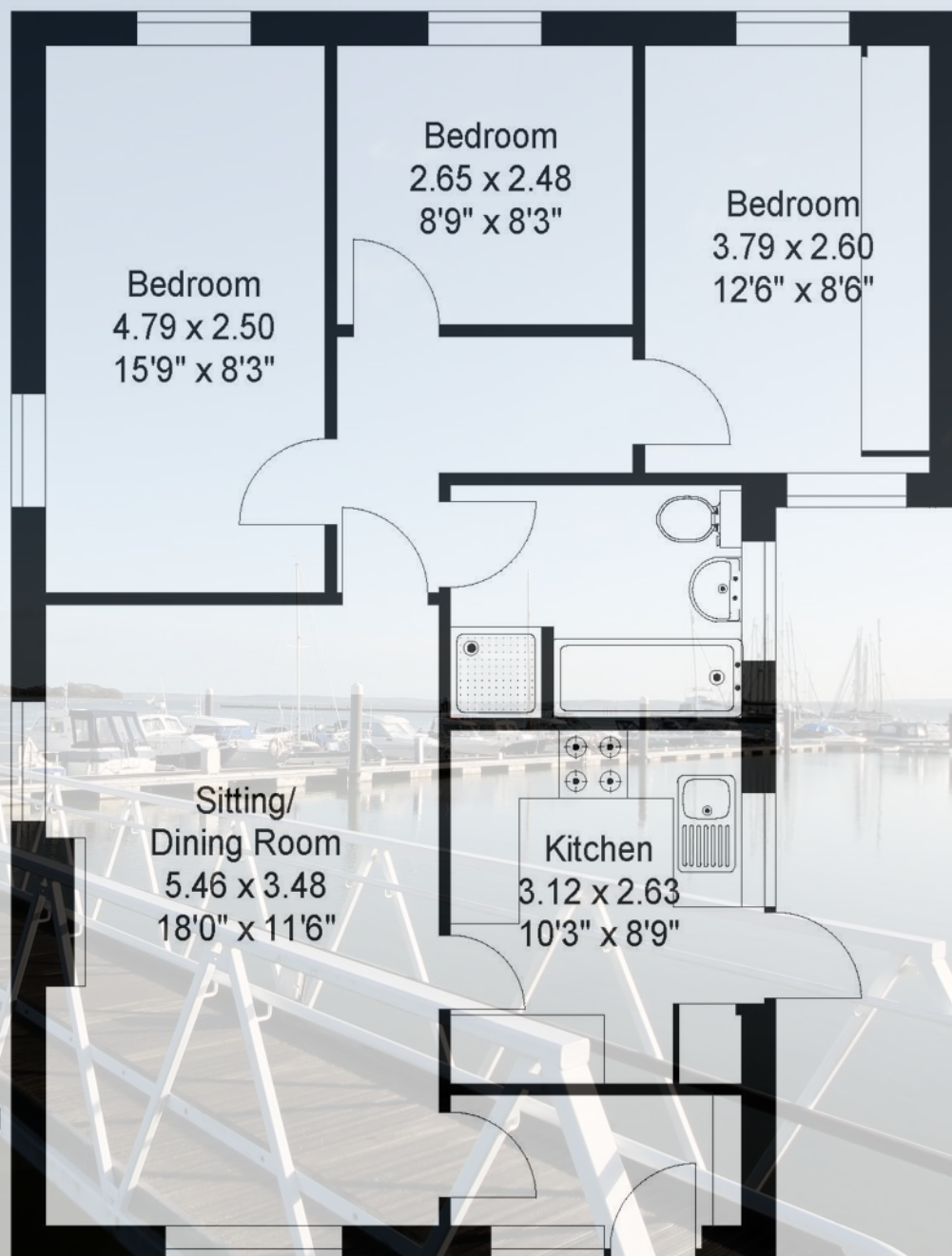
The Situation

The property is positioned on an attractive road in Hordle, an active village with a range of facilities including a nursery and primary school, mini supermarket, petrol station and a pub. To The north, the New forest offers open spaces with countless walks and cycle rides. To the South lies the Coast with attractive beaches at Milford and Barton on Sea with wider range of shopping facilities in Lymington as well as outstanding sailing clubs and marinas. A mainline railway station can be found in New Milton providing direct services to London.

£449,950

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FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 69sq.m. or 743sq.ft.

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NOT TO SCALE



Grounds & Gardens

Outside, the property is complemented by a concrete drive that accommodates parking for two vehicles. Double opening gates lead to a side driveway, providing additional parking for at least two more vehicles or even a motor home. The garden is designed for ease of maintenance, featuring well-kept lawns, ornamental trees, and shrubs. The rear garden is accessible from the kitchen through an undercover lean-to, providing an ideal drying or all-weather seating area. An Indian Sandstone patio adds to the charm, while the level lawn is enclosed by panelled fencing, creating a private garden. A garden storage shed and outside water butt offer practicality and convenience.

Services

Energy Performance Rating: F Current: 30 Potential: 89

Council Tax Band: D

All mains services connected

Points Of Interest

Durlston Court School	3.9 miles
Ballard Private School	3.1 miles
Tesco New Milton	2.0 miles
M & S New Milton	1.9 miles
New Milton Train Station	2.2 miles
Chewton Glen Hotel & Spa	3.3 miles
Lymington Quay	5.6 miles
Keyhaven Yacht Club	4.7 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com