



174 Everton Road

Hordle, Lymington, SO41 0HB

SPENCERS
COASTAL

174
Myrtle Cottage





174 EVERTON ROAD

HORDLE • LYMINGTON

An exquisite three-bedroom detached period cottage epitomizes charm and sophistication. Renovated to the highest standards, the property seamlessly blends historic character with modern comforts.

Ground Floor

Sitting Room • Kitchen • Dining Room • Conservatory • Bedroom with En Suite

First Floor

Two Further Bedrooms • Bathroom • Study

£850,000 Guide Price





The Property

As you step through the front door, you're greeted by an inviting porch, setting the tone for the warmth and character that permeates throughout.

To the right of the entrance, you'll discover a living room with oak flooring centered around a Chesney log burner, perfect for cozy evenings. Across from the living room, a staircase leads to the first floor.

The heart of this home lies in its meticulously designed kitchen, boasting beautiful worktops and fully integrated Bosch appliances, including two ovens and a dishwasher. A Belfast kitchen sink and stone flooring add to its charm. Adjacent to the kitchen, a separate utility area and pantry provide practicality and convenience.

Continuing on the ground floor, a Jack and Jill bathroom, boasting wood panelling and a spacious Burlington overhead shower, serves the downstairs bedroom.

A second living room, adorned with plush carpeting and another Chesney log burner, offers a tranquil retreat. From here, there is access to a delightful conservatory which leads seamlessly to the enchanting south-facing garden and the downstairs

double bedroom, creating a seamless indoor-outdoor flow.

Ascending to the first floor, you'll find two generously sized double bedrooms, offering both charm and comfort. A family bathroom awaits, complete with both a shower and a bath, all fitted with the highest quality Burlington appliances.



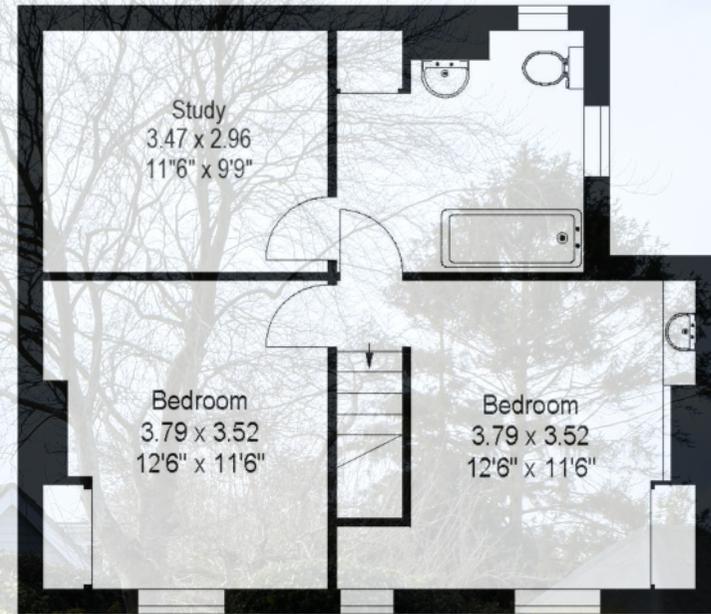


FLOOR PLAN

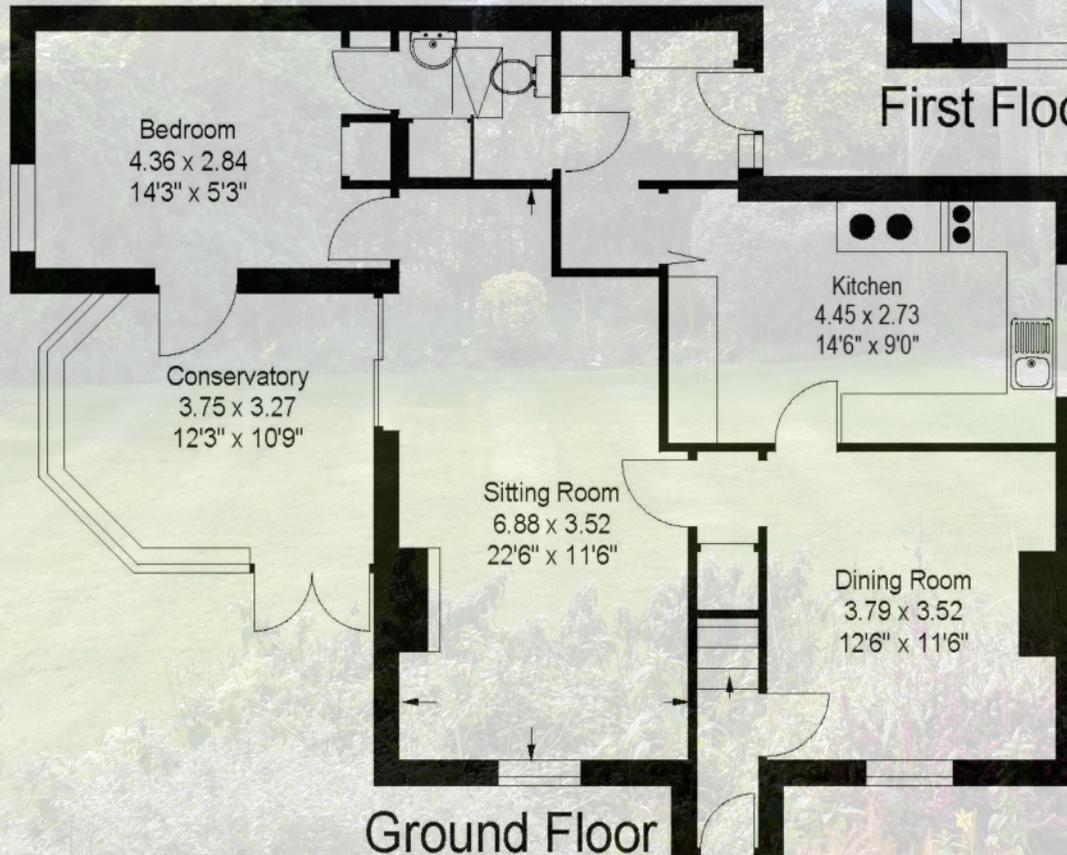
Approximate
Gross Internal Floor Area
Total: 137sq.m. or 1475sq.ft.

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NOT TO SCALE



First Floor



Ground Floor







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Boasting a beautiful south west facing garden and within walking distance of the village centre and a short drive to Lymington.

Grounds & Gardens

The garden stands out as a prominent feature of this remarkable property, showcasing a stunning south-west facing. To the front, a gravel driveway bordered by manicured landscaping leads to a convenient carport, providing sheltered parking and enhancing the property's curb appeal. Behind the carport, there is a charming small patio area, accessible from the back door.



The Situation

The property is situated 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.



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

Services

Energy Performance Rating: D Current: 64 Potential: 81

Council Tax Band: E

All mains services are connected

Directions

From Lymington, continue west on the A337 in the direction of New Milton. On passing the turning on the left signifying the coastal village of Milford on Sea, take the next turning on the right into Everton Road. Continue along Everton Road, in the direction of Hordle, where the property will be on the left hand side 100 yards after the turning into Sky End Lane and opposite Kings Farm Lane.

Important Notice

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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