



7 Woodcock Lane

*Hordle, Lymington, SO41 0FG*

SPENCERS  
COASTAL









*A charming end of terrace house in beautiful condition with spacious accommodation and set well back from the village road with ample off street parking.*

### The Property

The house is a red brick, end of terrace property which has been updated and well cared for by the current owners. The front door opens to an integral porch beyond which lies the generous sitting / dining room which runs the full length of the house and has an oriel window overlooking the front garden and French windows to the rear garden. A central staircase hall provides access to the first floor and a downstairs cloakroom as well as the beautifully finished kitchen / breakfast room which features a fully fitted kitchen and breakfast room with a ceiling vaulted to ridge height and large windows overlooking the garden.

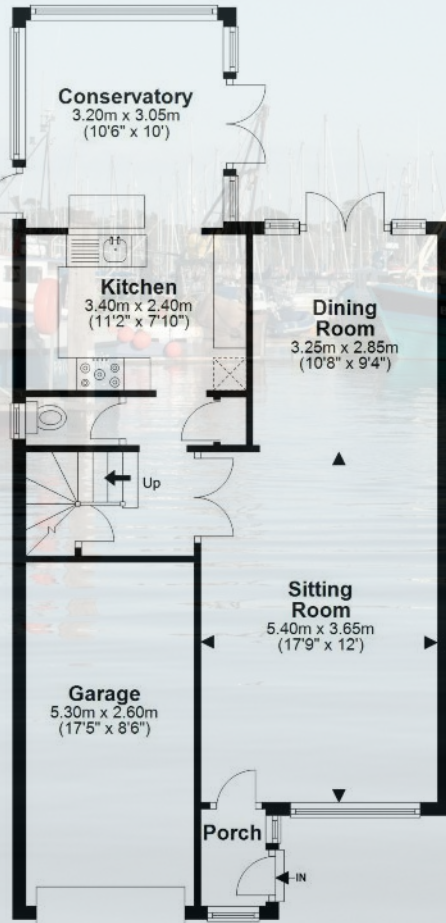
**£525,000**





# FLOOR PLAN

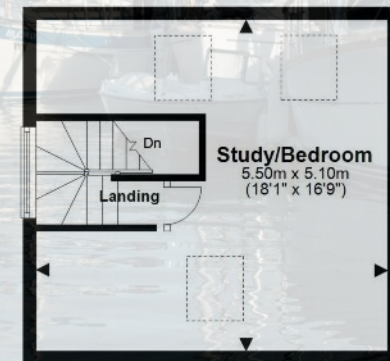
## Ground Floor



## First Floor



## Second Floor



### Approx Gross Internal Areas

House: 138.8 sqm / 1493.2 sqft

Garage: 14.4 sqm / 155.1 sqft

**Total Approx Gross Area:**  
**153.2 sqm / 1648.3 sqft**



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*The house is within a level half mile walk of the centre of Hordle with its shops and primary school.*

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### **The Property continued . . .**

Upstairs there are three double bedrooms and a recently re-furbished main bathroom with bath. There is also a separate shower room.

There are stairs which lead to the second floor where there is a further bedroom / hobby room which offers generous space and perfect for a wide variety of uses.

### **Directions**

From our offices in Lymington head west on the A337 towards Christchurch. At Everton, take the turning on the right onto Everton Road, signposted to Everton and Hordle. Continue on this road for just over a mile before turning right at the crossroads onto Woodcock Lane where the house will be found after about 40 yards on the left hand side.





## Grounds & Gardens

The house is approached over a generous front garden with block paved driveway providing off street parking for two cars. To the side is a level area of lawn. There is a wide side path running down the left hand side of the house providing access to the pretty rear garden where there is a large timber pagoda which offers the perfect spot to relax or enjoy al fresco dining. There are numerous flower beds with mature planting and a further paved terrace providing an additional dining area. There is also a pedestrian access direct to White Barn Crescent providing further rear access on foot.



## Situation

The property enjoys a charming and peaceful setting in the village. Hordle is a close neighbour of the small and busy town of New Milton to the west where one can find a railway station with direct services to London Waterloo and a weekly market. The popular Georgian market town of Lymington to the east.

Hordle itself has a general store which is complimented by a selection of further shops on Stopples Lane, two local pubs and an 'Ofsted' outstanding Hordle 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.





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

## Services

Tenure: Freehold

Property Construction: Brick faced elevations under a slate roof

Estate Management Charges: Not applicable

Mains gas, electric, water & sewerage

Council Tax Band: D

Energy Performance Rating: D Current: 65 Potential: 77

Moderate mobile coverage via EE, Vodafone, Three & O2

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Conservation Area: No

## 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.





## LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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