



## Flat 3 Yeatton House

*Hordle Lane, Hordle, Lymington, SO41 0HW*

SPENCERS  
COASTAL









*A beautifully modernised majority portion of this early Victorian country house set in 3.5 acres of parkland overlooking fields with glimpses of the Isle of Wight. Dating back to 1850's offering the grandeur of this period with a stunning drawing room, the property has a private south facing garden, summer house and a double garage.*



## The Property

There are two entrances. A brick arch and wrought iron gate leads to a paviour courtyard and the front entrance door of No.3. The rear door is to the south side of the property into the kitchen/breakfast room.

The reception hall has storage and a cloakroom with a new wall mounted boiler. Stairs lead to first floor accommodation and doors to the principal rooms. The magnificent drawing room has French doors to the terrace and gardens with lovely southerly views and glimpses of the Isle of Wight. There is a regency style arched marble fireplace, moulded ceiling coving and a ceiling height of approximately 12'.

**£950,000**

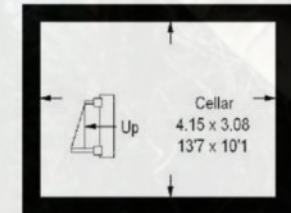




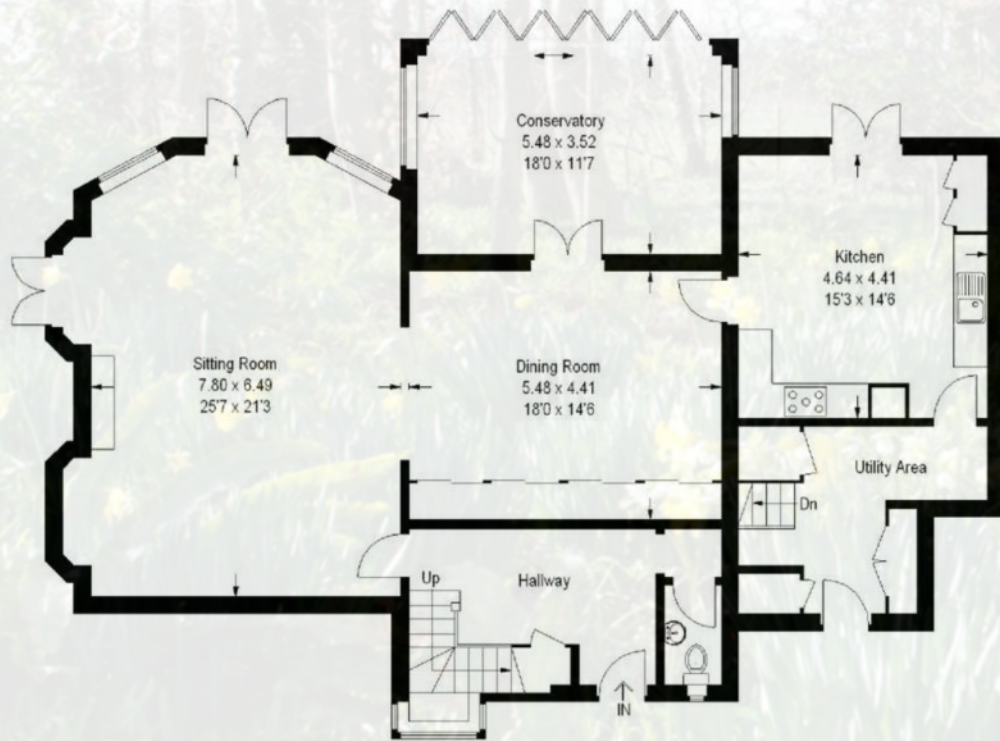
## FLOOR PLAN

### 3 Yeatton House

Approximate Gross Internal Area = 241.7 sq m / 2602 sq ft  
Basement = 12.8 sq m / 137 sq ft  
Total = 254.5 sq m / 2739 sq ft



**Basement**



**Ground Floor**



**First Floor**

Illustration for identification purposes only; measurements are approximate, not to scale.  
EPC South Coast Surveys





## The Property continued . . .

An archway leads to the spacious dining room with French doors to beautiful conservatory having bi-folding doors and wonderful views. The kitchen/breakfast room also faces south with French doors and has a modern range of kitchen units in cherry wood. Appliances include an AEG electric double oven, Zanussi built-in five ring hob with extractor canopy, integrated refrigerator and freezer, integrated Zanussi dishwasher. There is an island unit with further cupboards and breakfast bar. The utility room has ample storage and plumbing for a washing machine and tumble dryer and space for a chest freezer. There is a large airing cupboard and an access hatchway leads to the cellar having stone wine storage racks.

The first floor accommodation comprises master bedroom suite and two further double bedrooms, all of which are south facing and delightfully light and spacious. The master suite has large sash windows and arguably the best views in the house and ample fitted wardrobes and cupboards. The en-suite has a large walk-in shower cubicle, close coupled WC, bidet and pedestal mounted wash basin. An archway leads to the dressing area. Bedroom two has a range of built-in wardrobes, large window with original shutters. Bedroom three has one wall of built-in wardrobes with further cupboards over, large window with original shutters. There is an adjacent shower room with an Aqualisa shower unit, fully tiled walls and extractor fan. The family bathroom comprises a modern suite with tiled panelled bath, pedestal wash basin and low level WC and ceramic tiled floor.





## Grounds & Gardens

The garden has a southerly aspect and areas of lawn interspersed with flower borders. A stunning magnolia tree provides a beautiful focal point with an acer and numerous other mature shrubs and small trees. The grounds beyond amount to some 3.5 acres, jointly owned by the residents of Yeatton House and maintained under contract, giving a delightful woodland area with bluebells and on the southern boundary, marked with a ha-ha, which then continues to open farmland towards the coast. There is a rare tree in the woods – *Sorbus Domestica*, known as a service tree, one of only seven in the British Isles. In the private garden the current owners have added a new summer house ideal for alfresco dining, entertaining or home working.

The property has a double garage positioned near the entrance to the building with additional visitors parking and storage areas.



## Situation

The property is situated in a semi-rural location between Lymington, a very popular market town famed for its river and marina, and New Milton, a town that offers comprehensive leisure and shopping facilities with excellent schools nearby. Hordle village is approximately half a mile from the property and also offers local amenities including a shop catering for everyday needs. To the north east is the New Forest village of Brockenhurst offering a useful main line connection (London Waterloo approx. 90 minutes).





## 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. The property can be found approximately 1/3 mile along on the right hand side.

## Services

Tenure: Leasehold

Council Tax: E

Energy Performance Rating: D                      Current: 57   Potential: 76

Lease Term: 999 years with 952 years remaining

Annual Service Charge: Approximately £4,200.00 per annum

Annual Ground Rent: Peppercorn

Frequency of any Increase (the review date): Annual

Pets: Pets are allowed by agreement of the management committee

Are Holiday Lets Permitted: No

Property Construction: Traditional stone & brick with slate roof

Heating: Gas central heating

Utility Supplies: Mains electric, gas & water. Private drainage via septic tank (sole use) which is located within the boundary of the property.

Broadband: Broadband supply to the property is shared. Mobile - Via 4G network to provide Internet to the property, cable broadband.

Broadband with speeds of up to 29mbps is available at this property (Ofcom)

Conservation Area: No

Parking: Double garage and two additional guest parking spaces

The current owners have added brand new windows throughout the entire home with beautiful full length drapes.

## 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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