



**Little Thatch** *151 Everton Road, Hordle, Lymington, SO41 0HA*

**SPENCERS**  
NEW FOREST









## The Property

Nestled in the picturesque village of Hordle, this charming quintessentially English grade II listed two bedroom thatched cottage exudes character and warmth. The cottage boasts a cozy living room with exposed wooden beams, fitted kitchen, study, two bedrooms, family bathroom, a landscaped garden and ample parking.

A covered porch opens in to the attractive lounge with a feature brick chimney breast with ornate built-in shelves either side and diamond leaded window to one side and an impressive beamed ceiling. The fitted kitchen has a comprehensive range of drawers and cupboards incorporating open shelving under the work tops. Space and plumbing for washing machine. Built-in oven with four ring ceramic hob and concealed extractor above with a front aspect, wall mounted gas boiler and stable door to a small outside seating area. The inner hall which leads to the bedrooms and bathroom is the start of the modern extension. The hall with sky light is ideal as a study/office area with additional storage cupboard. The master bedroom is a beautiful light and airy room with double French doors overlooking the garden. Bedroom two is a single bedroom and has been used in the past as both a snug and a cinema room. The family bathroom with front aspect, modern white suite and shower over the bath complete the accommodation for this attractive period cob cottage.

## Grounds & Gardens

Gravel off road parking for two cars with side access leading to the landscaped rear garden. Patio area and spacious lawn with panelled fence borders offering a peaceful sun trap. There is also a useful storage area.

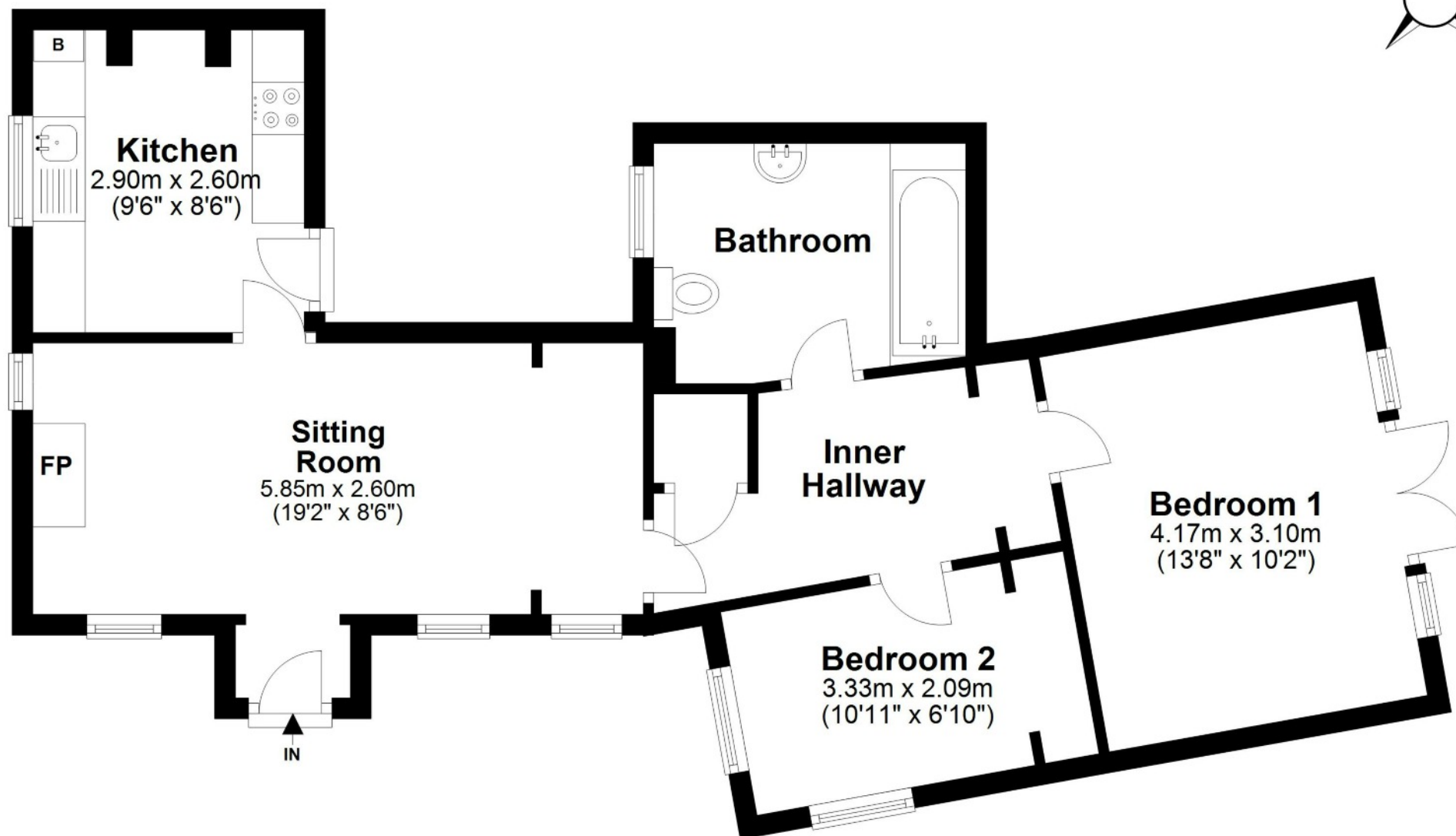
£389,950

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## FLOORPLAN

### Ground Floor

Approx. 57.4 sq. metres (617.7 sq. feet)



Total area: approx. 57.4 sq. metres (617.7 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest





## 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. There is a nearby Post office, corner store and The Crown Pub a five minute drive.

## Services

Energy Performance Rating: Grade II Listed

Council Tax Band: TBC

All mains services connected

## Points Of Interest

Durlston Court (Private School)	3.9 miles
Milford on Sea Primary School	2.0 miles
Waitrose Lymington	3.5 miles
Ballard (Private School)	3.3 miles
Brockenhurst Train Station	6.2 miles
Brockenhurst Tertiary College	6.0 miles
Careys Manor Hotel & Spa	6.0 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:

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