



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

2 Woodcock Lane

Hordle • Lymington • SO41 0FG



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Offered chain free, this beautifully refurbished three bedroom house with the benefit of an en-suite shower room to the master bedroom, west facing garden and a garage in a nearby block. The property is located in the popular village of Hordle, close to the local village school and local amenities.



3



2



£430,000

Key Features

- EPC Rating: C
- Sitting/dining room with patio doors opening out to the rear garden
- Two further first floor bedrooms
- Ground floor cloakroom
- Offered for sale with no forward chain
- Newly fitted kitchen/breakfast room
- Master bedroom with en-suite shower room
- Recently re-fitted family bathroom
- Garage in nearby block
- West facing rear garden with rear pedestrian access



Description

Located within the popular village of Sway, this delightful three bedroom house has been recently refurbished and is offered for sale chain free. The property benefits from a sunny westerly facing garden and garage in block and is within easy reach of the village centre.

Front door leading into the entrance hall. Stairs rising to the first floor with understairs storage cupboard. Cloakroom with WC, wash hand basin and window to the front aspect. From the hallway to the left into the recently re-fitted kitchen/breakfast room. Comprehensive range of floor and wall mounted cupboard and drawers with worktop and single bowl and drainer sink unit with mixer tap. Electric oven with four ring gas hob above and extractor hood. Space and plumbing for dishwasher and washing machine. Cupboard housing the gas central heating boiler. Space for dining table and chairs. Inset ceiling spotlights and window to the front aspect. Leading down the hallway, there is a door leading into the light and airy sitting/dining room which is a bright and airy room with inset ceiling spotlights, a window to the rear aspect and patio doors opening out onto the terrace area and garden beyond.

First floor landing with hatch giving access to the loft void, Master bedroom with window to the front aspect and en-suite shower room comprising of a fully tiled shower cubicle with mixer shower and sliding doors, WC, wash hand basin with mixer tap and vanity storage beneath, heated towel rail, part tiled walls and window to the front aspect. There are two further bedrooms, both with

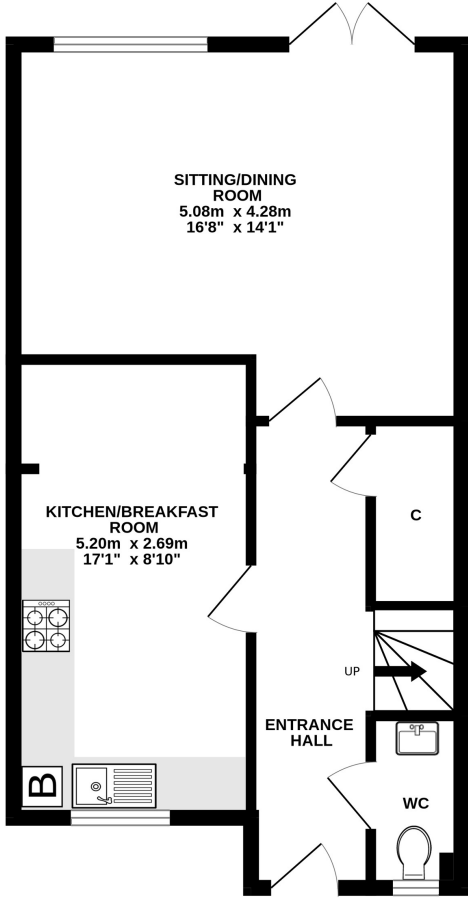
windows to the rear aspect overlooking the garden. The family bathroom has a panelled bath unit with mixer tap, WC, wash hand basin with mixer tap and vanity storage, heated towel rail, part tiled walls and extractor fan.

Outside the front of the house there is a low brick wall with a couple of paved steps up to the front door, with small open plan area with well established shrubs and plants. The rear garden enjoys a sunny westerly facing garden. There is a paved terrace adjacent to the rear of the house, with ample room for patio furniture. There is a matching path continuing down the middle of the garden with areas of bark partitioned off by railway sleepers and various plants and shrubs. To the rear boundary is a wooden gate giving pedestrian access, leading to the garage in a block.

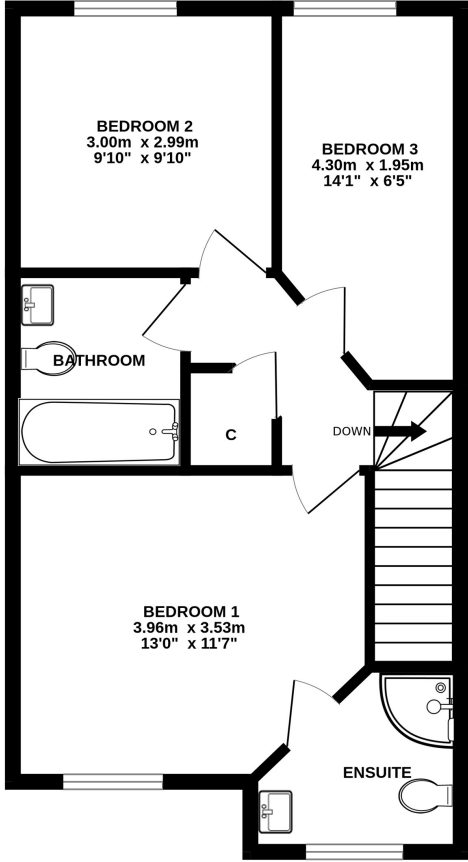
The village of Hordle is a close neighbour to the busy town of New Milton to the west and the popular Georgian market town of Lymington to the east. A general store is complimented by a selection of further shops, and a popular primary school. For leisure activities, the choice of wonderful coastal walks 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. Sway is approximately 3 miles north, where the main line station connects to London Waterloo and the nearby A337 gives direct access to junction 1 of the M27 motorway.

Floor Plan

GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.



1ST FLOOR
46.4 sq.m. (500 sq.ft.) approx.



2 WOODCOCK LANE
TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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