



The Croft

Vicarage Lane, Hordle, SO41 0HS



SPENCERS





THE CROFT

VICARAGE LANE • HORDLE

A beautifully presented five bedroom detached property set on a private and enclosed plot circa 0.2 acre with the benefit of a separate two bedroom log cabin suitable for use as an annexe for multi generational living or as a Holiday Let generating a gross income approximately £20,000 per annum. There is further development potential, with pre-application approval for a detached four bedroom house to be built within the side garden.

The property further benefits from a detached double garage with off street parking for 5/6 cars.

£875,000



5



4



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The Property

A covered storm porch is set over the entrance leading into a generous hallway granting access to the ground floor accommodation with turning stairs ascending to the first floor and a cloakroom set to one side.

A modern open plan family kitchen is set across the rear of the property offering space for dining and an informal seating area with French doors leading out to the rear garden. The well designed kitchen incorporates handmade wooden painted storage units at base level with complimentary quartz worksurfaces and splashbacks. A large central island incorporates extensive storage with a mix of large drawers and cupboard at the rear with an inset induction hob with extractor fan set above and a recessed breakfast bar with ornamental lighting. The rear wall offers tall units incorporating two integrated single ovens, tall fridge and dishwasher. An undercounter ceramic sink is set within the worksurfaces with draining grooves to the side. A double larder unit is a real feature of the kitchen providing further useful pantry storage with oak drawers and shelving for dry goods with an electric point for small appliances. A square bay window benefits from aspects across the side with southerly aspects.

The conservatory is set off the kitchen and currently used as a utility room/gym with additional storage cupboards, sink unit and space for appliances and a freezer. Doors lead out to the front and rear.

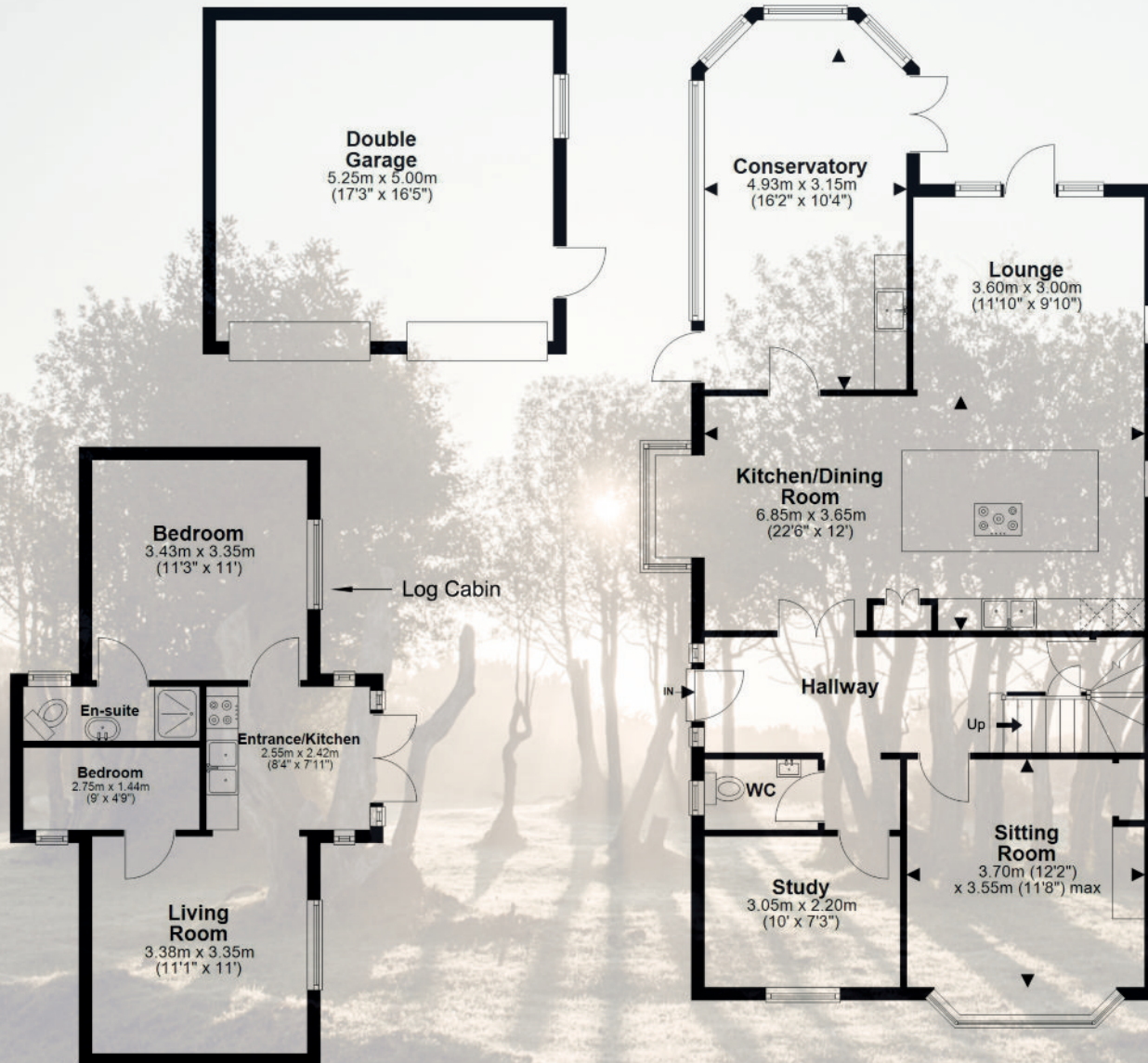
A further reception room is set at the front of the property with large bay windows and a chimney breast with open recess ready to install a wood burner if required. Built in cabinetry is set to both alcoves providing shelving and storage.

The study adjoins this room, again with front aspect windows.



Floor Plan

Ground Floor



Approx Gross Internal Areas

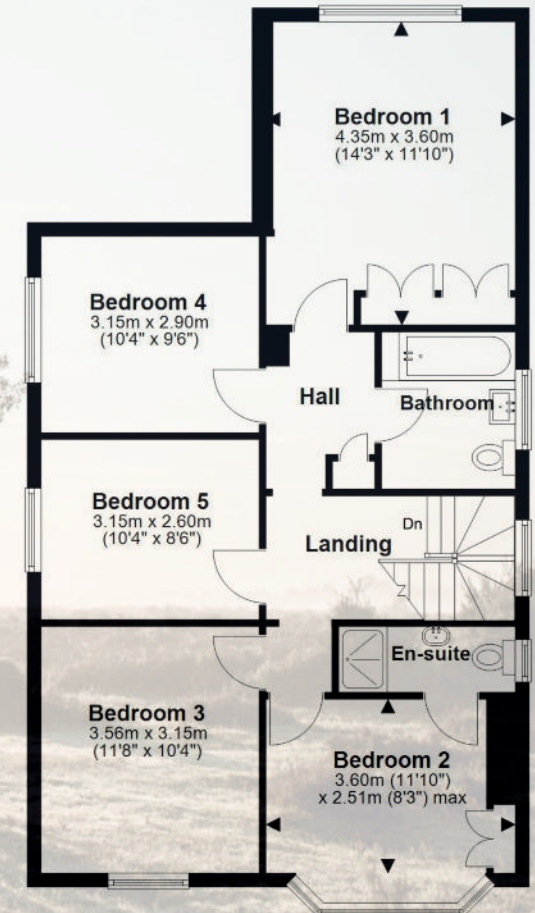
Main House: 167.5 sqm / 1803.8 sqft

Log Cabin: 36.5 sqm / 392.9 sqft

Double Garage: 26.2 sqm / 283.0 sqft

Total Approx Gross Area: 230.2 sqm / 2479.7 sqft

First Floor







The Property Continued...

To the first floor, a light and airy landing provides access to the five bedrooms and family bathroom. The principal bedroom is set at the rear of the property and features wood panelling to one wall with two double built in wardrobes. There is planning permission to install an ensuite shower room with exterior window within the room if desired.

An ensuite guest bedroom is set at the front of the property with splay bay windows and built in shallow wardrobe.

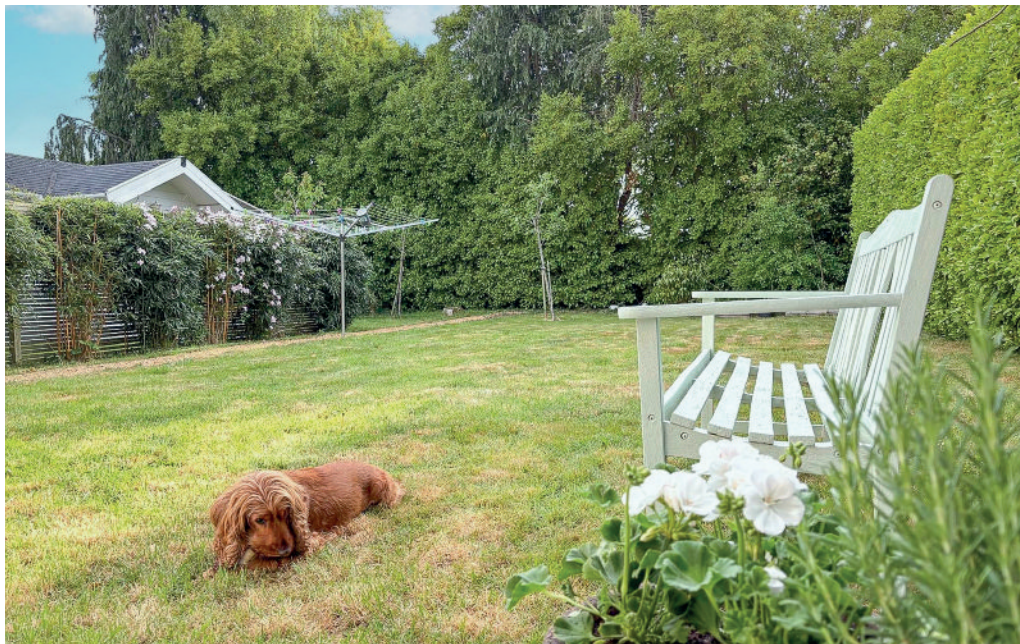
Three further bedrooms complete the bedroom accommodation with a family bathroom offering a panelled bath with rainwater shower head and separate hand held shower attachment, a vanity wash hand basin and WC with heated towel rail.



Annexe/Log Cabin

Accessed from the drive a path leads to the entrance into the detached Log Cabin. Double doors lead into the kitchen area with modern units and coordinating worksurfaces. Integrated appliances include an under counter fridge and combination microwave/oven with two ring induction hob set over. The kitchen opens into a reception/dining area with front aspect window. A door from here leads to the second bedroom or study. The principal double bedroom is set at the other side of the cabin which is a good size with front aspect windows and benefits from an ensuite shower room with vanity wash basin and WC.

The annexe benefits from its own land line/broadband connection and an enclosed garden and patio area. Used in recent times as a successful holiday let though Airbnb and generating a substantial income circa £20,000 gross income pa. This accommodation could be used for any number of versatile uses.



Grounds & Gardens

The property is set back within the plot offering a generous front garden mainly laid to lawn with post and rail and hedging to the boundaries. A large gravelled driveway provides off street parking for several cars and leads to a double detached garage.

A private and enclosed rear garden is predominantly laid to lawn with gravelled path leading to the rear and small patio area immediately abutting the property. The boundaries are defining with tall hedging and mature trees to the rear providing ample screening making this a very private plot.

A path set off the drive at the front leads down the side of the garage to the annexe/log cabin.





Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C Current: 71 Potential: 76

Services: Mains gas, electric, water and drainage

Heating: Gas Central Heating

Property Construction: Standard Construction

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, buyer to check with their provider for further clarity.

Agents note: The vendor has advised that there was some flooding in January 2023 which solely affected the log cabin and rear garden. This was due to a blocked drain and surface water from heavy rain.

Planning permission: There has been planning permission granted for 11 houses to the rear of the property. Planning consultation in place for development of adjoining field for 19 houses.

Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Spencers Property.

Important Notice

Spencers Property 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 for 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk