



25 Sycamore Road

*Hordle, Lymington, SO41 0YF*



SPENCERS









*An extremely well presented three bedroom house offering extensive accommodation including a large boot room and utility room.*

## The Property

This exceptional semi detached house offers extensive accommodation that has been cleverly adapted and updated by the current owners. The front door opens to an entrance lobby which opens to a very generous and highly practical boot room complete with work surface, store cupboard and boot bench as well as ample coat hanging space. Beyond the boot room is a utility room with counter top over space and plumbing for both washing machine and separate tumble dryer. There is also a WC and basin.

Also on the ground floor is a superb open plan sitting/dining room complete with fireplace fitted with a wood burning stove and mantle beam above which there is power for a wall mounted television. Beyond the dining table doors open to the conservatory with direct access to the terrace and garden beyond. There is also a fully fitted kitchen complete with integrated appliances, gas hob and high & low level cupboards.

**£445,000**

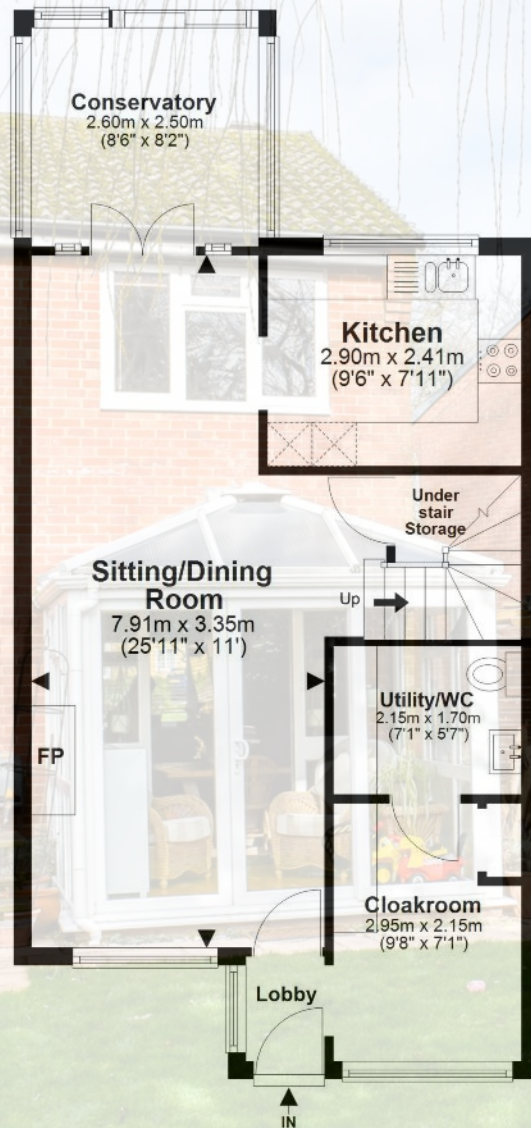
 3
  2
  1



## Ground Floor

## FLOOR PLAN

Approx Gross Internal Area  
100.4 sqm / 1080.9 sqft



## First Floor

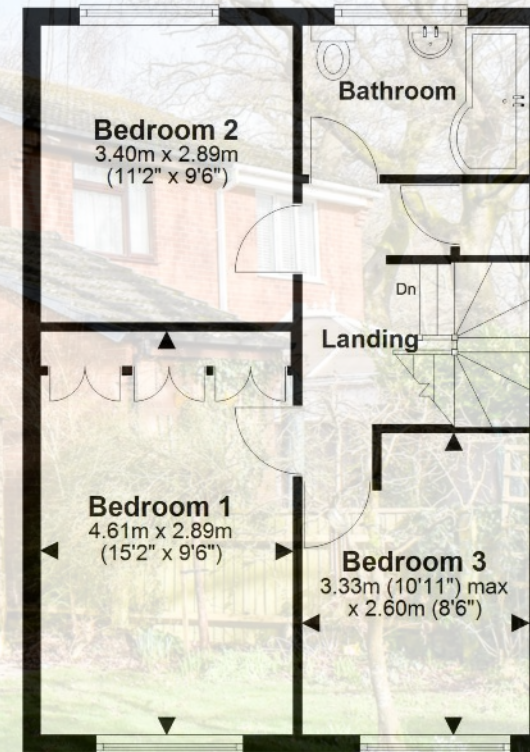


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.

## Important Information

Spencers 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.





*There is also off street parking and a beautifully landscaped south facing garden.*

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## The Property Continued . . .

Upstairs are three generous bedroom and a family bathroom. The master bedroom is a very comfortable double and also has a full wall of built in wardrobes. The master bedroom and the further two bedrooms are very nicely presented and share a fully tiled bathroom featuring a bath with shower over, WC and basin.

## Directions

From Lyington, take the A337 west towards New Milton and pass through Pennington and Everton. On leaving Everton, take the turning on the right into Everton Road signposted to Hordle. Continue for about 1.6 miles before turning left into Monteray Drive. Continue to the T-Junction where you should turn right into Sycamore Road before turning left soon after, just before the green. The house will be found straight ahead on the left hand side.





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*There is a mainline station at New Milton (approximately 2.5 miles) that offers direct services to London Waterloo in just under two hours.*

## Grounds & Gardens

To the front of the house is an off street parking space and side access leads to the rear garden which faces due south and is particularly private. The garden is level and mostly laid to lawn with a paved terrace, ideal for dining and relaxing next to the house which can be directly accessed from the conservatory. At the far end of the garden is a play area forming an ideal spot for a climbing frame or trampoline. There is also a timber garden shed.

## Situation

The house occupies a particularly quiet and secluded position at the end of a no-through road in this leafy part of the village of Hordle, this delightful contemporary house occupies a generous plot and is conveniently situated for the village's facilities which include a convenience store, garage and primary school that is rated as 'Outstanding' by Ofsted. A wider range of shops, services and entertainment can be found in both New Milton and Lymington with the latter having extensive sailing facilities. The open spaces of the New Forest are on the doorstep with beautiful open countryside as well as glorious walks, rides and excellent country pubs.





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

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## Additional Information

Tenure: Freehold

Council Tax - C

Energy Performance Rating: D    Current: 68    Potential: 83

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Cable broadband. Ultrafast broadband with download speeds of up to 1000mbps is available at this property (ofcom)

Tree Preservation Order (TPO) : Yes

Parking: Private driveway





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