



Honeysuckle,

*1 Lavender Gardens, Hordle, Lymington, SO41 0EY*



SPENCERS







*A well presented and particularly spacious three bedroom modern bungalow with private parking and garage as well as an attractive and secluded rear garden.*

### The Property

Built in approximately 2007 this charming bungalow offers particularly generous accommodation throughout. Entering through the front door into a large, light and airy dining hall with garden views, The sitting room with dual aspect is well proportioned and features patio doors to the garden. There is a very well fitted kitchen with a range of fitted cupboards and work surfaces with integrated appliances and a pleasing front aspect onto the front garden. There is an inner hallway which leads to the three double bedrooms, two of which have built in wardrobes. The master bedroom also has an en suite shower room and there is a separate family bathroom.

**£525,000**





FLOOR PLAN

Ground Floor

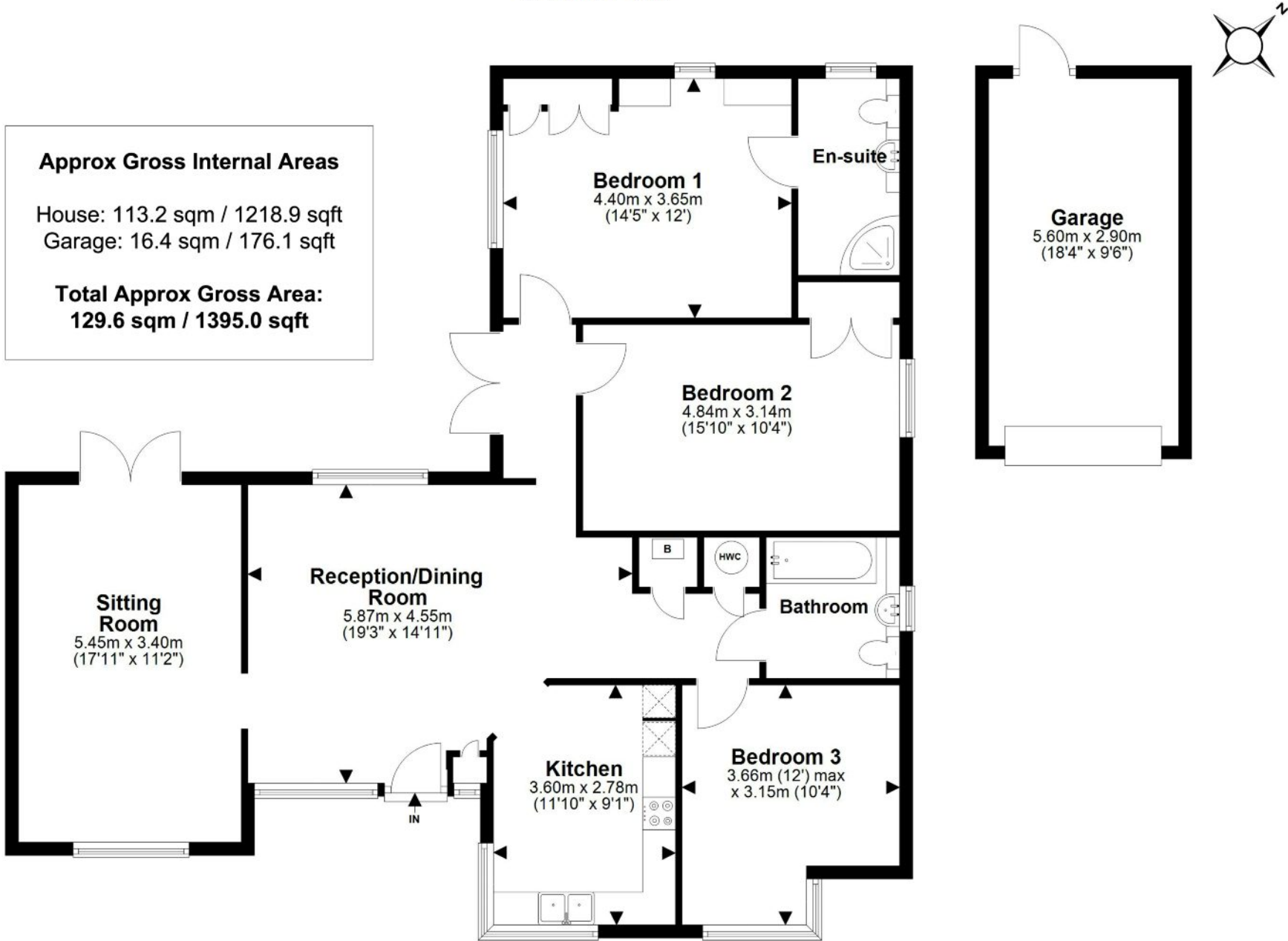


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



*Only 375 metres from the New Forest National Park and within easy reach of Hordle village's shops and facilities the property combines convenience and proximity to the great outdoors.*

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### Situation

Positioned in a quiet cul de sac and with a particularly private rear garden, the bungalow enjoys a secluded position unaffected by passing traffic. The open spaces of the New Forest National Park begin at the end of the road and provide outstanding walks and cycle rides. The village of Hordle caters for most daily requirements with a selection of metro supermarkets a pharmacy and an offstead 'outstanding' primary school. A wider range of shops, restaurants, bars, as well as sailing facilities are available in nearby Lymington which lies approximately five miles to the east.





## Grounds & Gardens

There are very pleasant gardens which extend around the bungalow with the majority of the space to the rear and laid to lawn with a variety of shrubs at the boundaries, flower borders and mature plantings. There is a patio immediately outside of the lounge which provides an ideal space for alfresco dining. To the right of the bungalow is a single garage with electric door, power and light with ample parking in front.



## Directions

From Lymington take the A337 Milford Road towards Christchurch. Pass through the village of Everton, staying on the A337 and after a further 1.5 miles turn right onto Hordle Lane opposite The Royal Oak pub. Continue along Hordle Lane for just under a mile before forking left into Stopples Lane. Then, continue for approximately 500 yards before taking the second road on the left named Heath Road. After about 150 yards, turn right into Lavender Road and continue for approximately 300 yards before taking the turning on your right into Lavender Gardens. The bungalow is on the left as the cul de sac turns to the right with parking in front of the left hand garage.





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

## Services

Tenure: Freehold

Council Tax: E

EPC: C      Current: 75      Potential: 86

Property Construction: Brick elevations & slate roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Standard broadband with download speeds of up to 23mbps available at this property (ofcom)

Parking: Private driveway and garage

## 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.





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