



226 Everton Road

*Hordle, Lymington, SO41 0HE*

SPENCERS  
COASTAL





*A superb five bedroom, three reception detached property, with spacious accommodation over two floors, a wonderful kitchen/family room overlooking the 200' garden, double garage & ample off-road parking.*

## The Property

A covered front porch opens in to the welcoming entrance hall with oak flooring, under stairs storage cupboards and stairs to the first floor. The kitchen family room flows from here with wonderful far reaching garden views. This is a superb living space being the heart of the home comprising a range of fitted quartz work tops and cupboard units, Quooker boiling water tap, integrated Hotpoint oven and microwave, Bosch induction hob with extractor over, Bosch dishwasher, pull out larder rack, space for American style fridge/freezer, central island unit with breakfast bar, solid oak work surface, space for large dining table and chairs and further space for sofas and soft furnishings. The kitchen has under floor heating with double doors open on to a south westerly facing patio. There is also a pantry with ample storage which is positioned off the kitchen with an integrated freezer, sink and various cupboards.

The sitting room is off the central hall with double doors to the garden, oak floors and a feature wood burner set in a granite plinth. The separate study has a range of fitted floor to ceiling book shelving and oak flooring. The ground floor has two double bedrooms, one with a side access and deep walk in wardrobe offering the potential to create a private home office or separate income opportunity. In addition there is a utility/ shower room with space and plumbing for washing machine and tumble dryer and vinyl flooring.

Stairs rise to the first floor with a further three double bedrooms, the primary having an ensuite shower room. Bedroom two and three are both good sized rooms with ample storage. The family bathroom suite with shower completes the accommodation.

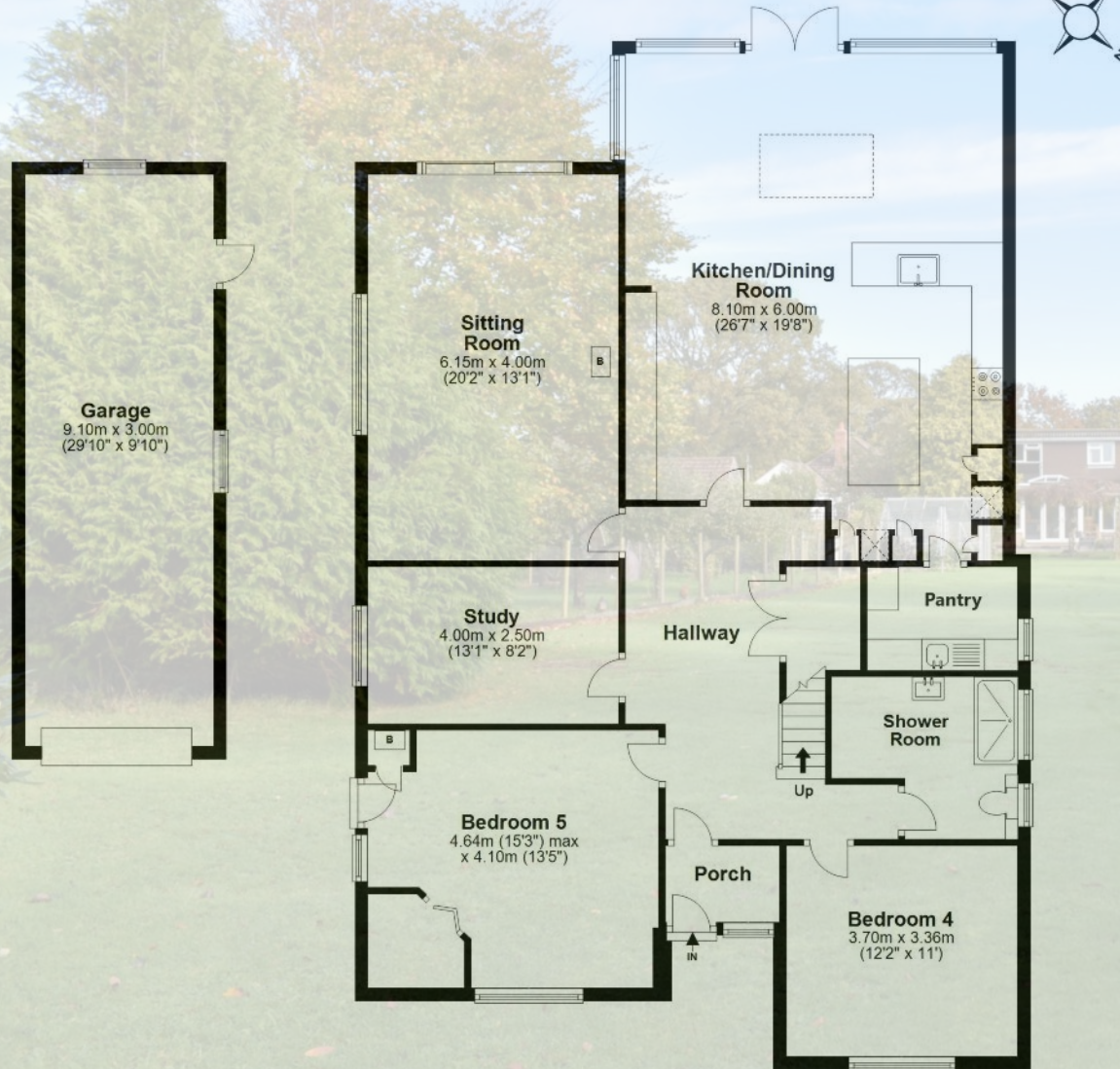
**£949,950**





FLOOR PLAN

Ground Floor



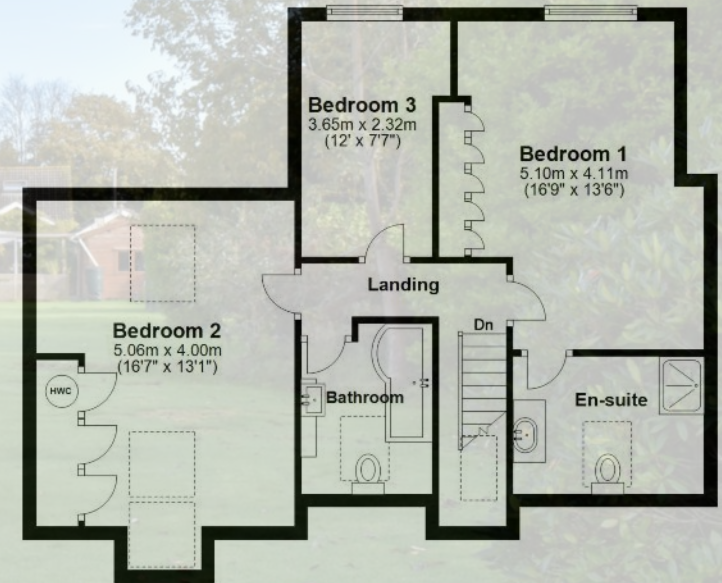
Approx Gross Internal Areas

House: 212.4 sqm / 2286.3 sqft

Garage: 27.4 sqm / 294.9 sqft

**Total Approx Gross Area:  
239.8 sqm / 2581.2 sqft**

First Floor







*Located in the popular village of Hordle within a short walk of ofsted outstanding schools..*

## The Situation

The property is situated in the village of Hordle which lies between Lymington (3 miles) east and New Milton (3 miles) west. Similarly, the coastline of Christchurch Bay and the coastal village of Milford on Sea lies approximately 3 miles south. The Georgian market town of Lymington has a wide range of shops and boutiques, as well as having the benefit of excellent sailing facilities including two large marinas, a number of chandleries and moorings on the river and at the Town Quay for visiting Yachtsmen. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line link to the Forest village of Brockenhurst (approximately 15 minutes), which is some 3 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo 90 minutes approximately) as well as New Milton and Sway stations.

## Directions

From our Lymington office, proceed up the High Street onto St Thomas Street and upon reaching the one way system take the left fork signposted A337 (towards Christchurch). Continue over the roundabout taking the second exit passing the Shell petrol station on the left hand side. Continue along this road for approximately two miles passing by the village of Everton and a turning for Milford on Sea to the left. Take the next right turn onto Everton Road and proceed for 0.5 miles. The property it located on the left hand side.







## Ground & Gardens

The driveway provides ample off road parking and turning space with a fitted electric car charging point. There are double gates which lead to the detached garage. The impressive lawned rear garden is in excess of 200' with wonderful south westerly views, a terrace accessed from the house provides a private area for alfresco dining. There is a large decking area, timber store, greenhouse and pond plus a large chicken enclosure and a summer house with water, power and heating inside. The garden stretches away with numerous mature plantings, fruit trees and colourful shrubs and bushes over looking

## Services

Energy Performance Rating: B Current: 84 Potential: 87

Council Tax Band: E

All Mains Services Connected

The Property Benefits From Solar Panels



## 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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