



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Kingfishers, 3 Mallard Close

Hordle • Lymington • SO41 0FH



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Deceptively spacious and located at the end of a quiet cul-de-sac in a popular semi rural New Forest Village. Four/five bedroom detached property offering spacious and versatile accommodation, with the benefit of a newly constructed conservatory, annex potential, a large rear garden, a detached single garage and driveway parking for multiple vehicles.



4



2



£650,000

Key Features

- Conservatory, ideal to use as a dining room
- Large L-shaped living/dining room
- Ground floor bathroom, cloakroom and utility area
- Large, private landscaped rear garden
- Detached single garage and driveway parking for multiple vehicles
- EPC Rating: D
- High specification well appointed kitchen
- Two ground floor double bedrooms and study/bedroom five
- Two spacious first floor bedrooms, both with built-in wardrobes and there is a first floor family shower room
- Detached chalet/log cabin in garden, ideal for use as a home office
- Deceptively spacious and beautifully presented accommodation

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Description

This deceptively spacious four/five bedroom detached chalet style property offers versatile and well proportioned accommodation and is located in a quiet cul-de-sac in this popular village. The property benefits from a large private garden with detached chalet/home office, garage and driveway parking for multiple vehicles.

Front door leading into the entrance hall with stairs to first floor landing with understairs storage cupboard and useful coat hooks. Triple aspect living/dining room which has solid wood flooring and a wall mounted electric fire, large picture window giving an attractive outlook to the front and bi-folding doors opening through to the conservatory with a pitched roof and double doors opening out to the decking area and rear garden. Sliding patio doors from living room opening out to the rear garden. Sliding door through to the kitchen which has a comprehensive range of base units with stone effect worktop, wall mounted glass fronted cupboard units, inset ceramic sink unit with drainer and mixer tap and window overlooking the rear garden. The kitchen has been finished to an extremely high standard with laminate style tile flooring. Integrated appliances include dishwasher, four ring electric hob with glass splashback, undercounter electric oven and ample space for an American style fridge freezer. There is an arch leading through to a rear lobby with pedestrian door out to the rear and with useful larder storage cupboard, utility area with plumbing for washing machine and shelving for storage and cloakroom with WC, wash hand basin, tiled splashback, mirror fronted medicine cabinet, window and wall mounted combination boiler. On the ground floor are two large double bedrooms, one to the front aspect and the other to the rear aspect, both having ample space for double beds, wardrobes and bedroom furniture. There is a study currently used as an office, which has a range of pine office furniture and a window to the front aspect. This room could be utilised as a fifth bedroom if required. The luxurious ground floor bathroom has a modern suite comprising a wall hung wash hand basin with mixer tap over, W.C., panelled bath unit with mixer tap over and Titan electric shower with glass shower screen, heated towel rail, tiled flooring and window to the rear aspect.

On the first floor are two further double bedrooms both benefitting from good size built in wardrobes and both bedrooms enjoy views over the attractive landscaped rear garden. First floor shower room finished to an extremely high standard with

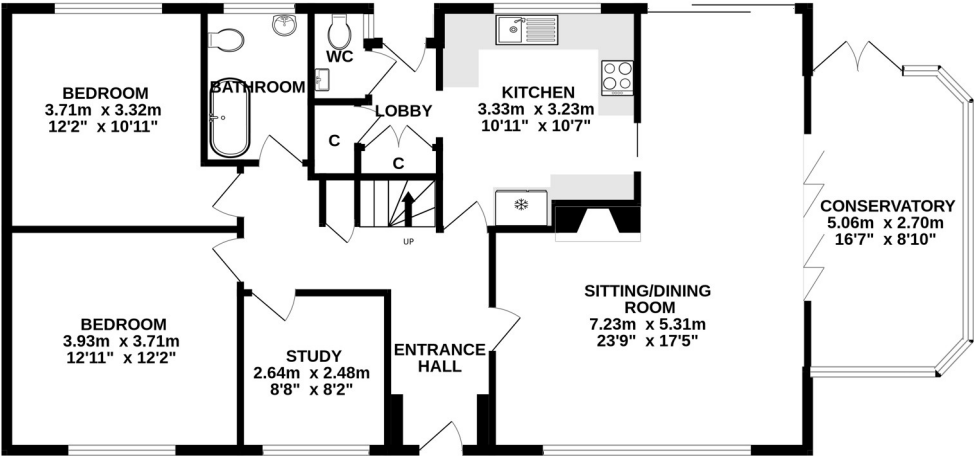
walk in shower with chrome thermostatic shower attachments, W.C., wash hand basin with mixer tap over and vanity storage beneath, chrome heated towel rail and Velux roof light.

The front of the property is approached via a tarmac driveway, providing parking for multiple vehicles. There is a detached single garage and the remainder of the front is screened by high hedging with borders containing mature shrubs and plants. To the rear of the property there is a beautifully landscaped garden with a large area of decking which leads round to the garden chalet. The garden chalet has three rooms on the ground floor and a mezzanine level above making an ideal home office, it has a pitched roof with power and lighting. The rear garden has a large area of well-manicured lawn with mature beds containing colourful shrubs and plants, raised beds for vegetables, the garden is well screened by high level hedging making it extremely private and secluded. Other benefits include a large timber storage shed, carport accessed via double gates leading off the drive and rear access to the garage.

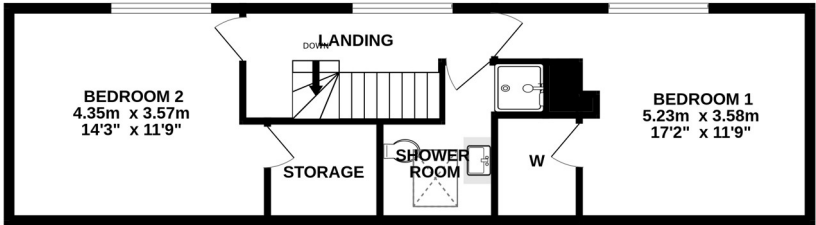
The village of Hordle is a close neighbour to the busy town of New Milton to the west and the popular Georgian market town of Lymington to the east. A general store is complimented by a selection of further shops, two pubs and a primary school with an "outstanding" Ofsted rating. For leisure activities, 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
111.6 sq.m. (1201 sq.ft.) approx.



1ST FLOOR
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 159.3 sq.m. (1714 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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