



Rainbows End

Silver Street, Hordle, Lymington, SO41 0FN

SPENCERS
NEW FOREST





A substantial four/five bedroom detached family home presented in excellent order throughout.

The Property

The current owners have lived at the property for a number of years and have modernised and maintained the home during that time. This exceptional home would be a perfect family home and provides spacious and practical living catering for the needs of all the family.

The entrance porch leads into a spacious hall with stairs to the first floor and under stairs cupboard. From the hallway you have access to the sitting/dining room, study/ bedroom 5, shower room and the kitchen.

The generous triple aspect sitting and dining room is at the rear of the property and enjoys views over the south facing garden. Within the sitting room there is a wood burning stove and bi fold doors, which lead out onto the patio. The original wall to the dining room has been taken down to create a very light and open plan spacious room. The room adjacent to the dining room is the study, which also has doors leading onto the patio. The family bathroom on the ground floor has recently been renovated, having a large walk-in shower. The kitchen is located on the other side of the hallway to the bathroom. The kitchen breakfast room has recently been renovated and has a range of floor standing and wall mounted cupboards and draws with granite surface worktops. There is an integrated double oven, induction hob, fridge, freezer and dishwasher. The kitchen is connected to a sunroom, giving access to the patio along the side of the house.

£1,070,000

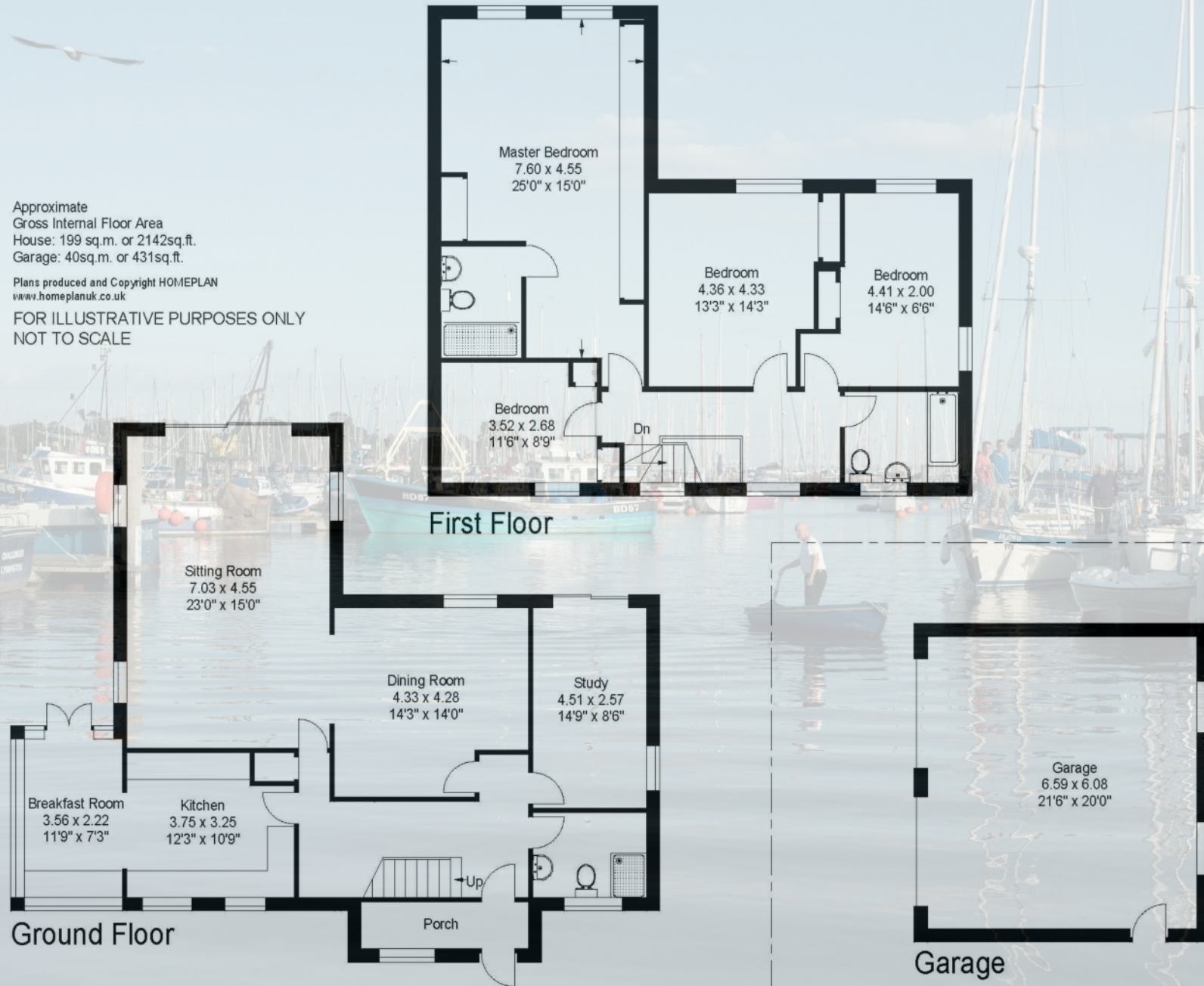


FLOOR PLAN

Approximate
Gross Internal Floor Area
House: 199 sq.m. or 2142sq.ft.
Garage: 40sq.m. or 431sq.ft.

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NOT TO SCALE

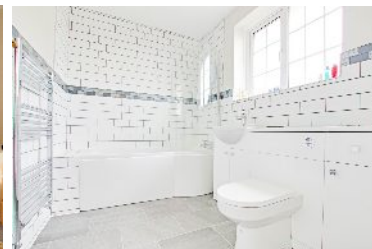




Located in a semi-rural location, providing excellent accommodation with spacious room sizes.

The Property continued . . .

The arrangement on the first floor provides access to 3 double bedrooms a dressing room/bedroom and a family bathroom. The master bedroom is of a generous size and overlooks the rear garden and paddock field with an extensive range of wardrobes and en-suite shower room. The two other bedrooms are of good size and have views over the garden.



The Situation

Situated in a semi-rural position some 3½ miles west of the Georgian market town of Lymington, a world renowned sailing centre with stunning river walks, deep water marinas and yacht clubs. To the north east is the New Forest village of Brockenhurst with a mainline rail connection (London/Waterloo 90 minutes approx.) There is a further rail connection from Sway, which also has a range of local shops and is accessible to the extensive walks and riding available throughout the New Forest National Park. Approximately 4 miles west of the property is the town of New Milton that affords comprehensive leisure, shopping and educational facilities, again with a mainline rail connection. The coastline fronting Christchurch Bay, with it the pretty coastal village of Milford on Sea, is situated some 3 miles south offering safe sea swimming opportunities.



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The south facing garden & paddock is just over $\frac{3}{4}$ of an acre with three stables and a double width garage.

Grounds & Gardens

The extensive gravelled drive provides ample parking for trailers, horse boxes or motor homes being secluded from the main road by high hedging and double electric gates. There is a detached double garage with twin electrically operated roller doors, power, light and water. The south facing rear garden is laid mainly to lawn with a good sized area of patio adjoining the property and a large pergola, which would be great area for outdoor dining. A five bar gate leads to half an acre of paddock with a stable block consisting of three individual stables.

Directions

From our office in Lymington high street, continue north out of the town on the A337 in the direction of Brockenhurst. Continue through the traffic lights on Southampton Road, turning left just after The Toll House public house onto the Sway Road. Continue along the Sway Road and join Silver Street after passing The Wheel Inn on the left hand side. Pass The Mill Restaurant and continue for about a mile and a half, where the property will be found on the left hand side.



Property Video

Point your camera at the QR code below to view our professionally produced video.



Services

Energy Performance Rating: C Current: 70 Potential: 83

Council Tax Band: G

Private Drainage (new sewage treatment plant installed 18 months ago)

All other mains are connected

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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