

HOLLY COTTAGE

WOODCOCK LANE, HORDLE, LYMINGTON, SO41 0FG





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A beautiful three double bedroom, two reception room cottage sympathetically modernised and situated in this sought after location within the popular village of Hordle. Other features of this lovely property include a stunning first floor bathroom, under floor heating, attractive oak flooring, a good sized kitchen, sash windows with hardwood shutters, excellent off-road parking, a detached garage and a lovely private garden to the rear. An internal inspection is strongly recommended to fully appreciate the character of this property.

- Entrance Hall • Sitting Room • Dining Room • Kitchen • Conservatory
- Landing • Three Double Bedrooms • Bathroom
- Off-Road Parking • Garage/Studio • Private Gardens • Chain Free

The nearby open forest of the New Forest National Park



£489,950

The Property

Beautiful double aspect sitting room with feature recess wood burning stove with timber mantle and stone hearth, attractive oak flooring and recess ceiling spotlights

Spacious separate dining room with feature recess fireplace, windows to the front aspect, recess ceiling spot lights and a useful large under stairs cupboard, presently the dog's bedroom

Double aspect kitchen fitted with a range of timber effect wall and base units with oak worktop, enamel double sink unit with mixer tap over, spaces for washing machine, dishwasher, tall fridge freezer and range style cooker, stable door to outside, lovely outlook over the rear garden and recess ceiling spot lights

Conservatory of UPVC double glazed construction with solid roof, tiled flooring and casement door onto the rear garden

First floor landing with trap to roof space and an attractive galleried area with sash windows to the front aspect

Three double bedrooms with the master bedroom having a cast iron fireplace and two large double wardrobes

Stunning bathroom recently re-fitted and comprising of a freestanding roll top bath, Laura Ashley vanity unit with storage beneath and marble top, WC, fully tiled separate shower cubicle with thermostatic control shower, part tiled walls, attractive tiled flooring, feature lighting and vintage style towel rail

Excellent decorative order throughout

Gas fired central heating

Internal viewing strongly recommended

The property has current planning permission for a ground floor extension to create a stunning kitchen/family area. A copy of the plans are available upon request.

No forward chain





Gardens & Grounds

The front garden is laid almost entirely to shingle providing good off-road parking with mature hedging providing privacy from the road. The rear garden enjoys a high degree of privacy and is laid mainly to a good sized area of lawn with mature and well stocked beds and borders. The detached former garage is subdivided to provide a storage area to the front with a hobbies/studio area to the rear. There is additional off-road parking to the front of the garage.

Services

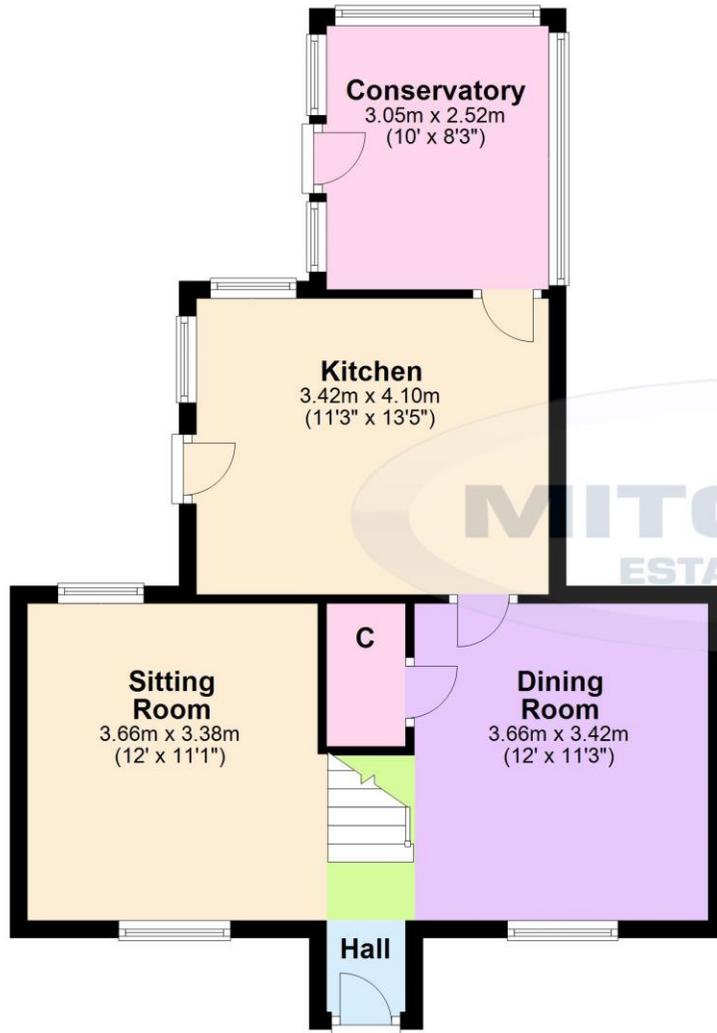
Mains gas, electric, drainage and water

Council Tax Band E

Energy Performance Rating C Current 69 Potential 85

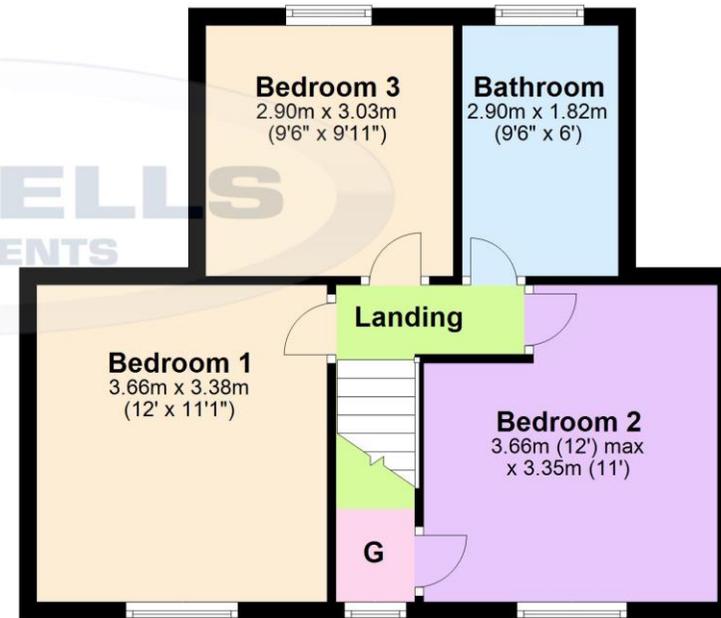
Ground Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



First Floor

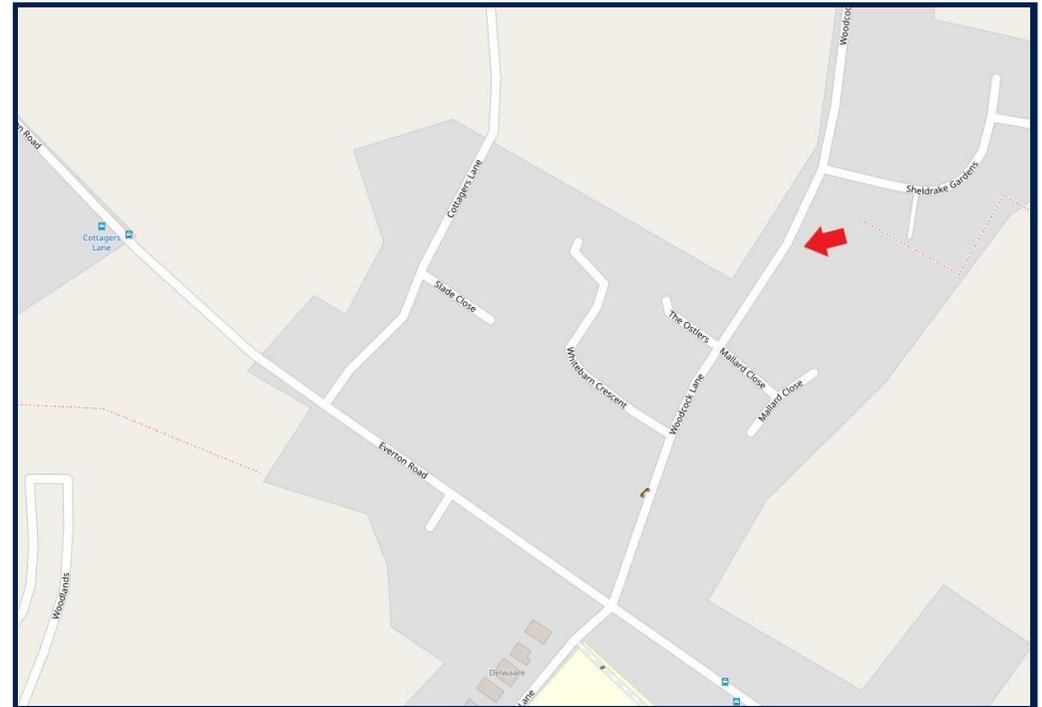
Approx. 43.7 sq. metres (470.2 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

Holly Cottage, Woodcock Lane, Hordle, Lymington

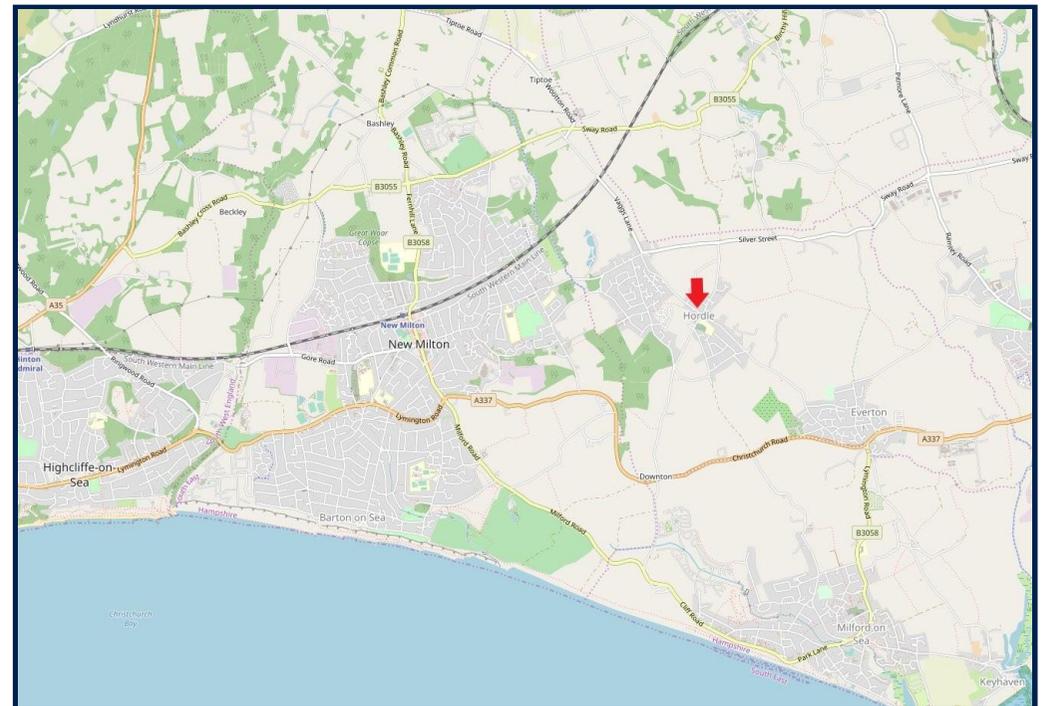


Situation

Hordle is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from an Ofsted rated 'Outstanding' primary school and excellent facilities including a pharmacy, a Co-Op, a village pub and a sports ground. With the mainline railway station at New Milton, the attractive town quay at Lymington, good quality eateries including the Royal Oak at nearby Downton, the open forest of the New Forest National Park and Barton on Sea cliff top and beach Hordle is a great choice for your new home.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lynton Road. Continue across at the next roundabout and take the second turning left into Hordle Lane. At the cross roads continue straight across in to Woodcock Lane where the cottage will be found on the right hand side.





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