



*45 Ashley Lane, Hordle, SO41 0GB*

*£450,000*

**Mitchells**  
1963 — TODAY



*45 Ashley Lane  
Hordle  
Lymington  
Hampshire  
SO41 0GB*

A beautifully presented three bedroom, two bathroom semi-detached house situated in a fantastic location within the popular village of Hordle. The property has been recently redecorated and recarpeted throughout, and features include a large sitting room, a kitchen/dining room with doors leading onto the rear garden, three double bedrooms, a modern family bathroom, an en-suite shower room, a garden room, a southwest-facing garden, and a driveway. It is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Utility Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Modern Family Bathroom
- Luxury En-Suite Shower Room
- Garden Room/Home Office
- South Facing Garden
- No Forward Chain



# The Property

Entrance hall with timber effect flooring, central heating thermostat, and a useful understairs storage cupboard.

Sitting room with a pleasant outlook over the front of the property, carpeted flooring, TV aerial, and telephone points.

Utility room with timber effect flooring, extractor fan, UPVC double glazed window, space and plumbing for a washing machine and tumble dryer. This could also be modified into a ground floor WC.

Kitchen/dining room with timber flooring, double casement doors leading onto the beautiful garden, a generous range of cream shaker style wall and base units with a contrasting timber worktop, one and a half bowl stainless steel sink unit with mixer tap over and drainer, integrated full sized dishwasher, under counter freezer, and space for a tall stand up fridge/freezer and an oven. In the dining area, there is ample space for a four to six seater dining table and chairs.

First floor landing with trap to roof space and airing cupboard with radiator and slatted shelving for storage.

Modern family bathroom with fully tiled flooring and walls, UPVC double glazed window, and suite comprising P-shaped panel bath with mixer tap over, shower attachments, and glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, and a chrome ladder style heated towel rail.

Bedroom one is a generous king sized bedroom with a triple wardrobe, a pleasant outlook over the rear garden, and a door through to the en suite shower room.

En-suite shower room with fully tiled flooring and part tiled walls, UPVC double glazed window, and suite comprising WC, pedestal wash hand basin with mixer tap over, large shower cubicle with waterfall shower attachment, and ladder style heated towel rail.

Bedrooms two and three are both comfortable double bedrooms and are situated at the front of the property.





## *Gardens & Grounds*

To the front of the property is a generous area of shingle driveway, providing excellent off road parking for multiple vehicles, an area of lawn, a brick wall offering privacy from the road, and a tarmac driveway leading to the rear of the property and garden room.

Garden room with recently carpeted flooring, electrical consumer unit, TV and telephone points, and an air conditioning unit. This would make an ideal home office or music room.

The rear garden is a particular feature of the property and benefits from a large area of decking with a pergola adjoining the property, a generous area of lawn, additional hardstanding, and further decking. There are raised beds, ideal for planting, and mature, well stocked borders, all of which enjoy a great degree of privacy and a sunny southwest facing aspect.

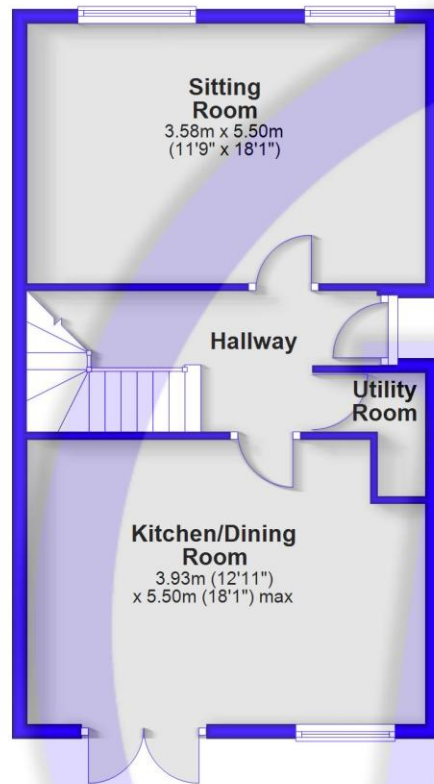


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed

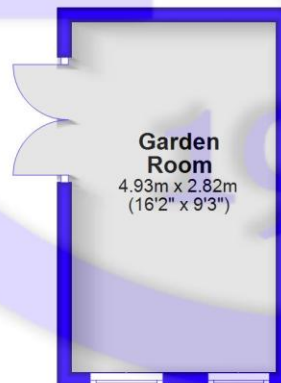
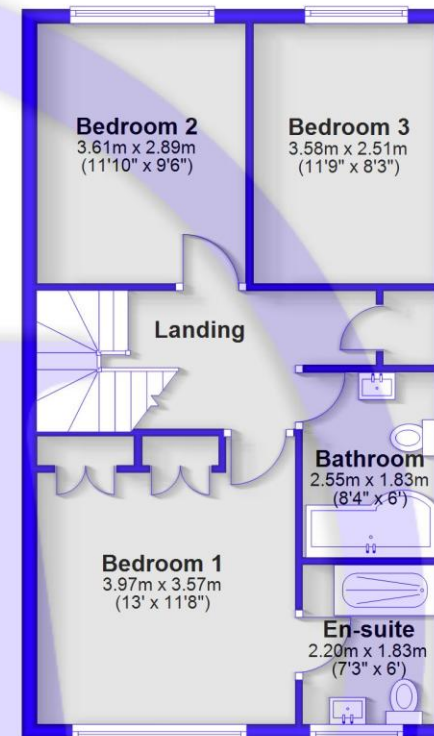
## Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



## First Floor

Approx. 53.1 sq. metres (571.0 sq. feet)



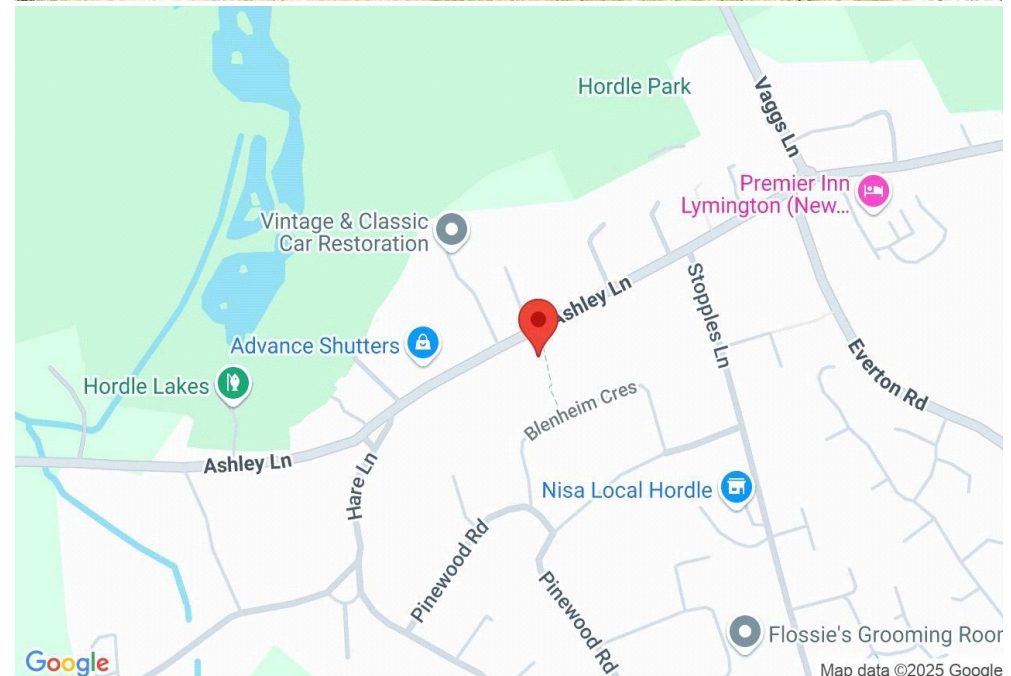
Total area: approx. 119.3 sq. metres (1283.7 sq. feet)

## 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 well regarded primary school and excellent facilities including a pharmacy, a Nisa Local, 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, proceed across the traffic lights into Ashley Road. Continue through the next set of lights. Upon reaching the crossroads, continue straight across, and the property will be found after a short distance on the right hand side.





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