



*1 Mallard Close, Hordle, SO41 0FH*

*£499,950*

**Mitchells**  
1963 — TODAY



*1 Mallard Close  
Hordle  
Lymington  
Hampshire  
SO41 0FH*

This attractive detached chalet style property is situated in a small and peaceful cul-de-sac within the popular village of Hordle and sitting on a lovely corner plot with flexible accommodation set over two floors currently laid out as three bedrooms and two reception rooms in addition to the large UPVC double glazed conservatory, a good sized kitchen/breakfast room and three WC's.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Dining Room/Bedroom Four
- Ground Floor Bedroom
- Ground Floor Bathroom
- Rear Lobby
- Two First Floor Double Bedrooms
- First Floor Cloakroom
- Attached Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with UPVC double glazed front door, stairs to the first floor and airing cupboard.

Attractive sitting room enjoying a double aspect with a lovely outlook over the gardens and a handsome brick fireplace with a timber mantel, tiled hearth and recessed wood burning stove.

Separate dining room/bedroom four which is a good sized room with an outlook to the front.

Kitchen/breakfast room fitted with a range of white wall and base units with contrasting worktops and attractive timber effect flooring, space for a dishwasher, a tall fridge/freezer and a cooker along with a double aspect, room for a kitchen table and an outlook to the rear.

Large UPVC double glazed conservatory with a polycarbonate roof and twin casement doors onto the gardens.

Rear lobby providing access to the gardens and both the utility cupboard and boiler cupboard.

Ground floor double bedroom with wash basin.

Shower room with fully tiled walls, timber effect flooring and suite comprising a WC, wash hand basin with mixer tap over and storage beneath, ladder style heated towel rail and corner shower cubicle with glass sliding doors and electric shower.

Two first floor double bedrooms with far reaching views over farmland and one with a large walk in eaves storage area suitable for conversion to an en-suite, if required.





## *Gardens & Grounds*

The property sits on a good sized corner plot with twin gates providing access to the block paved driveway providing off road parking for up to three vehicles.

There is a carport providing covered parking for one vehicle and this leads to the attached single garage with twin opening timber doors, personal door through to the rear garden, power and light.

The garden extends to three sides of the property with well kept areas of lawn with mature flower and shrub borders, raised fruit and vegetable beds, compost area, timber garden shed and a good degree of privacy.

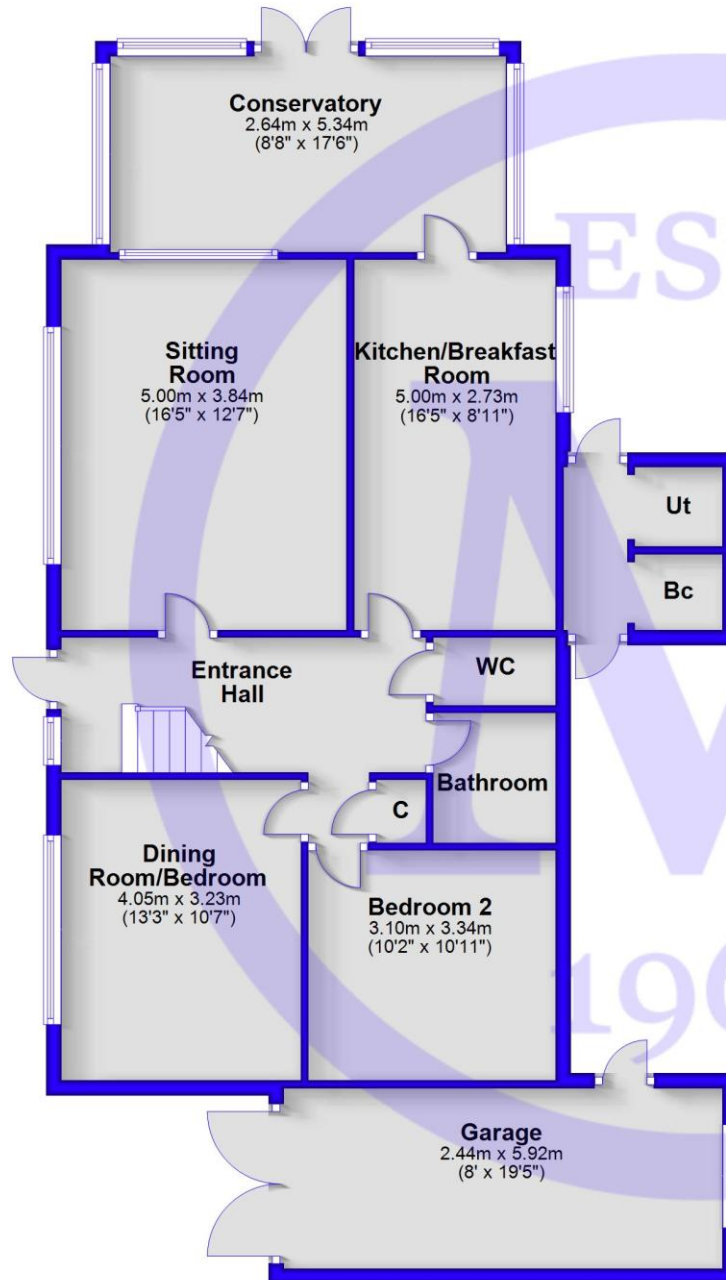


## *Services*

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

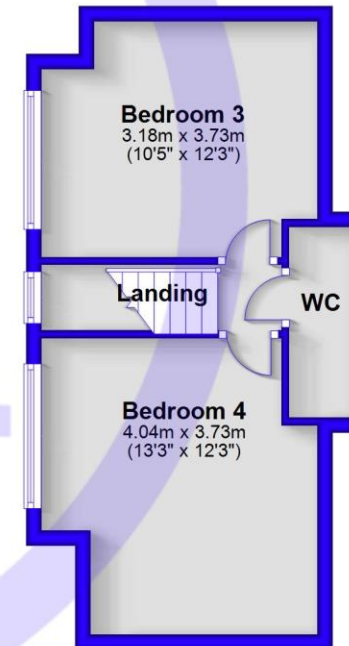
### Ground Floor

Approx. 108.1 sq. metres (1163.6 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



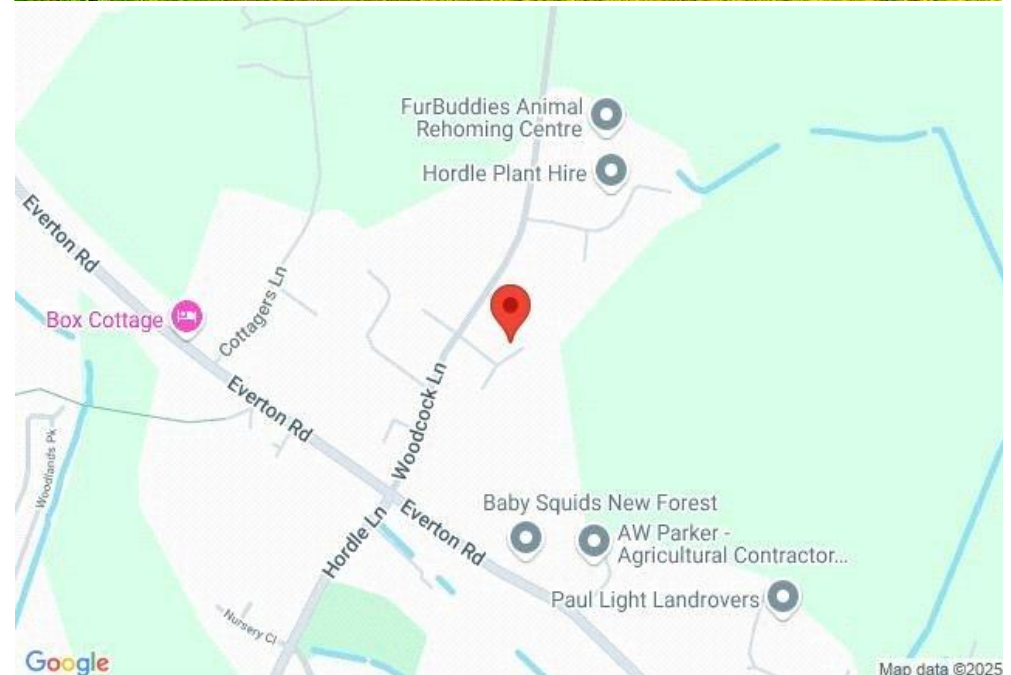
Total area: approx. 138.8 sq. metres (1494.3 sq. feet)

## 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 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 Lymington Road, continue straight across the next roundabout and take the second left into Hordle Lane, at the crossroads, continue straight across and take the first right into Mallard Close where the property will be found on the left hand side.





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