



*Kingfishers, 3 Mallard Close, Hordle, SO41 0FH*

*Offers Over £725,000*

**Mitchells**  
1963 — TODAY



*Kingfishers*  
*3 Mallard Close*  
*Hordle*  
*Lymington*  
*Hampshire*  
*SO41 0FH*

This stunning five bedroom chalet style property is ideally situated a short walk from the very popular junior school. The property has been improved and maintained to an extremely high standard by the present vendor and features now include a spacious triple aspect sitting room, separate orangery, modern kitchen, three ground floor bedrooms, luxury ground floor bathroom, two double first floor bedrooms, first floor shower room, outside garden chalet/home office and beautifully landscaped and maintained gardens.

- Entrance Hall
- Sitting Room
- Orangery
- Kitchen
- Utility Cupboard
- Ground Floor Cloakroom
- Three Ground Floor Bedrooms
- Family Bathroom
- Two First Floor Bedrooms
- First Floor Shower Room
- Garden Chalet
- Garage
- Driveway
- Landscaped Gardens



# The Property

Entrance hall with stairs to first floor landing, carpeted flooring, understairs storage cupboard and useful coat hooks

The triple aspect sitting room is a particular feature of this property with solid wood flooring, large picture window giving an attractive outlook to the front, bifold doors lead into the orangery, sliding patio doors onto the rear garden, smooth plastered ceilings, feature electric fire and TV ariel point

Orangery constructed of a dwarf cavity brick wall, UPVC double glazed windows, double casement doors leading out to the decking and rear garden, UPVC double glazed roof, timber effect flooring, power and lighting and enjoys a stunning outlook over the secluded and landscaped garden

A sliding door leads through to the kitchen which has been finished to an extremely high standard with laminate style tile flooring with a good range of Shaker style wall and base units with a contrasting stone effect worktop, glass fronted display cabinets and integrated appliances include dishwasher, four burner electric hob, with glass splash back, undercounter oven, ample space for an American style fridge freezer, useful larder cupboard, ceramic sink with drainer and mixer tap over, double radiator and UPVC window giving a stunning view over the rear garden

There is an arch way leading through to a rear lobby with double storage cupboard, utility cupboard with plumbing for washing machine and shelving for storage and cloakroom with WC, wash hand basin, tiled splash back, mirror fronted medicine cabinet, window and wall mounted combination boiler

On the ground floor are two large double bedrooms both with ample space for double beds, wardrobe etc.. bedroom three on the ground floor, currently used as an office, has a good range of pine office furniture, large UPVC window and cupboard housing the electrical consumer unit

The luxury ground floor bathroom has fully tiled flooring, part tiled walls, a modern suite comprising of wall hung wash hand basin with mixer tap over, WC, panel bath with mixer tap over and independent electric Tritan shower with glass shower screen and heated chrome towel rail

On the first floor are two further double bedrooms both benefiting from a built in wardrobes, both enjoying 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, WC, wash hand basin with mixer tap over and storage beneath, chrome heated towel rail and Velux window





## *Gardens & Grounds*

To the front of the property is a tarmac driveway giving ample off-road parking for four or more vehicles and giving access to the garage and the rest of the front is screened by high hedge with borders containing mature shrubs and plants.



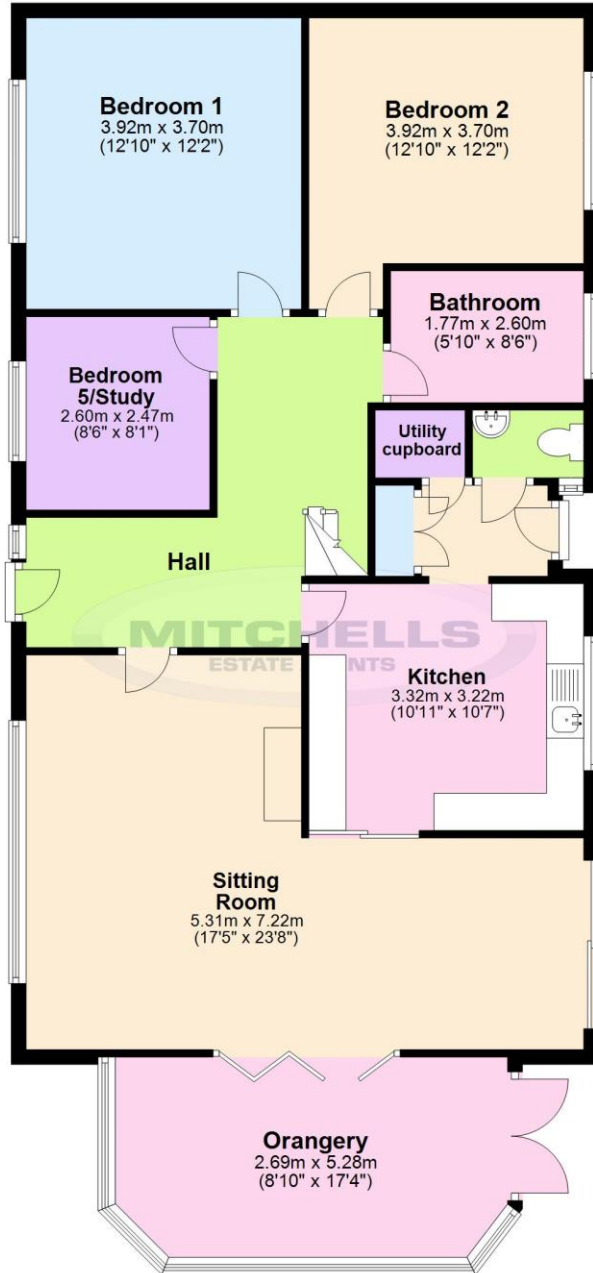
To the rear of the property there is a beautifully landscaped garden with a large area of decking which leads round to the garden chalet. The garden chalet has three rooms on the ground floor and a mezzanine level above making an ideal home office, it has a pitched roof with power and lighting. The rear 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.



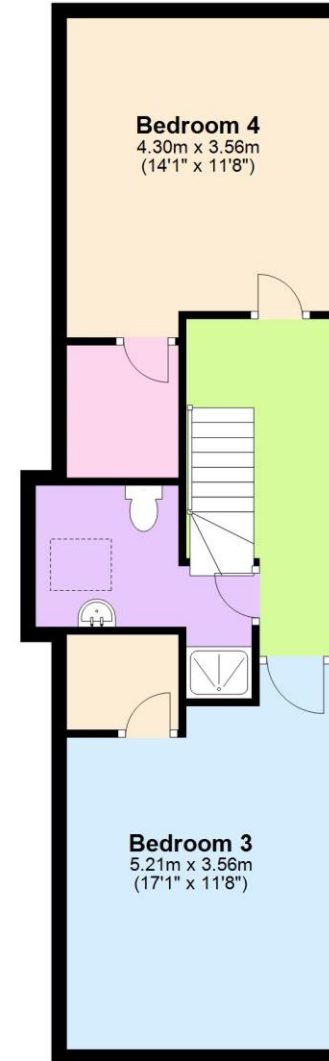
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D

### Ground Floor



### First Floor



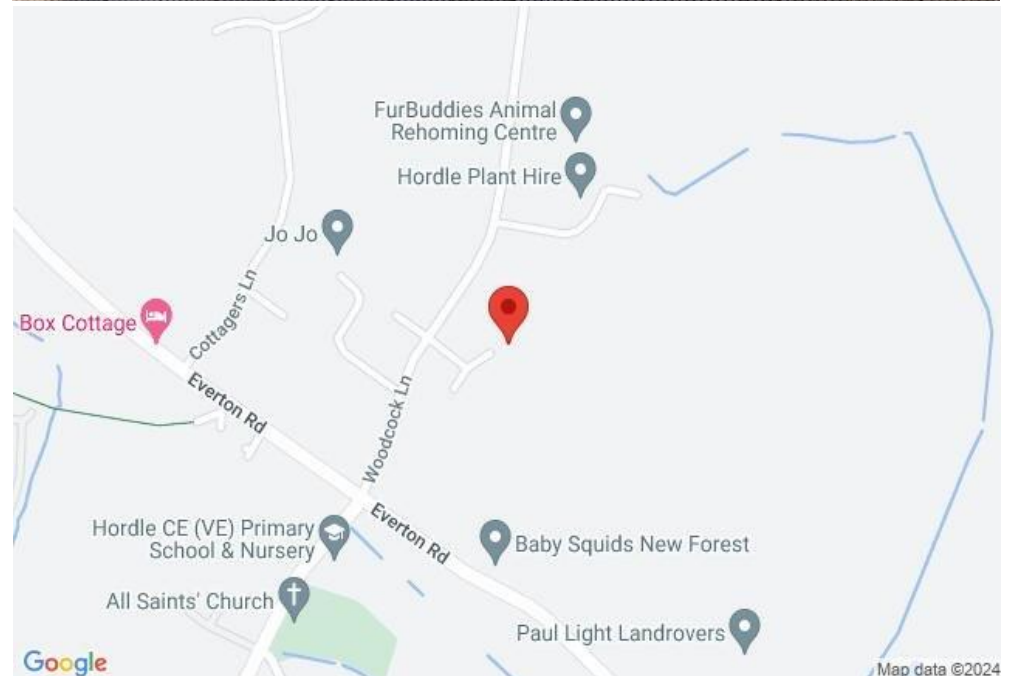
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

## 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 continue straight through the traffic lights onto Ashley Road, continue for approximately 1 mile, continue straight through the traffic lights at Ashley onto Ashley Lane, at the roundabout continue straight across onto Silver Street, take the first turning right into Woodcock Lane, second left into Mallard Close where the property will be seen on the left hand side.





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