



*90 Ashley Lane, Hordle, SO41 0GA*

*£565,000*

**Mitchells**  
1963 — TODAY



*90 Ashley Lane  
Hordle  
Lymington  
Hampshire  
SO41 0GA*

A deceptively spacious detached period house that has been extended over the years, now offering versatile and ample living accommodation. Features include a ground floor shower room, two further reception rooms, a large brick built pitched roof garage, and a generous private rear garden. There is off road parking at the front for multiple vehicles. The property is situated on a popular residential road, close to the centre of Hordle and within walking distance of some of the area's best local schools.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- Private Gardens
- Garage



# The Property

A tiled step leads to the front, where there is a covered open porch.

An extremely bright entrance hall features original wooden flooring, a window, and additional light from the landing window above.

The ground floor WC includes a fully tiled shower cubicle and a window.

The sitting room is open plan to a dining area, with a large bay window providing a southerly outlook over the front garden and a brick built fireplace inset with a working log burner.

The dining area is a generous space with timber casement doors leading into the kitchen/dining room, which also features an exposed brick chimney.

The kitchen/dining room is an impressive space, formed by the ground floor extension that spans the full width of the property. It has a window overlooking the rear garden and casement doors leading to the patio. The entire space has stone effect tiled flooring and an excellent range of matching base storage cupboards with a timber worktop, which partly extends to create a breakfast bar, dividing the area to a further seating space. There is space for a range style cooker, an open style fridge/freezer, washing machine, and tumble dryer. Additionally, a door leads to the left hand side of the property.

The first floor landing has exposed original floorboards, a window, and access to the roof space.

There are three double bedrooms: bedroom one continues the original floorboards and features a large bay window on the south elevation; bedrooms two and three overlook the rear garden with views of fields in the distance.

The bathroom has been tastefully refurbished with partly tiled, brick effect white gloss tiles, and a matching suite comprising a full sized bath, a low flush WC, and a wash hand basin set into a vanity unit with storage underneath.





## *Gardens & Grounds*

To the front of the property, there is a large driveway with turning space, offering excellent parking and vehicular access to the left hand side, where timber gates lead to the detached double garage.

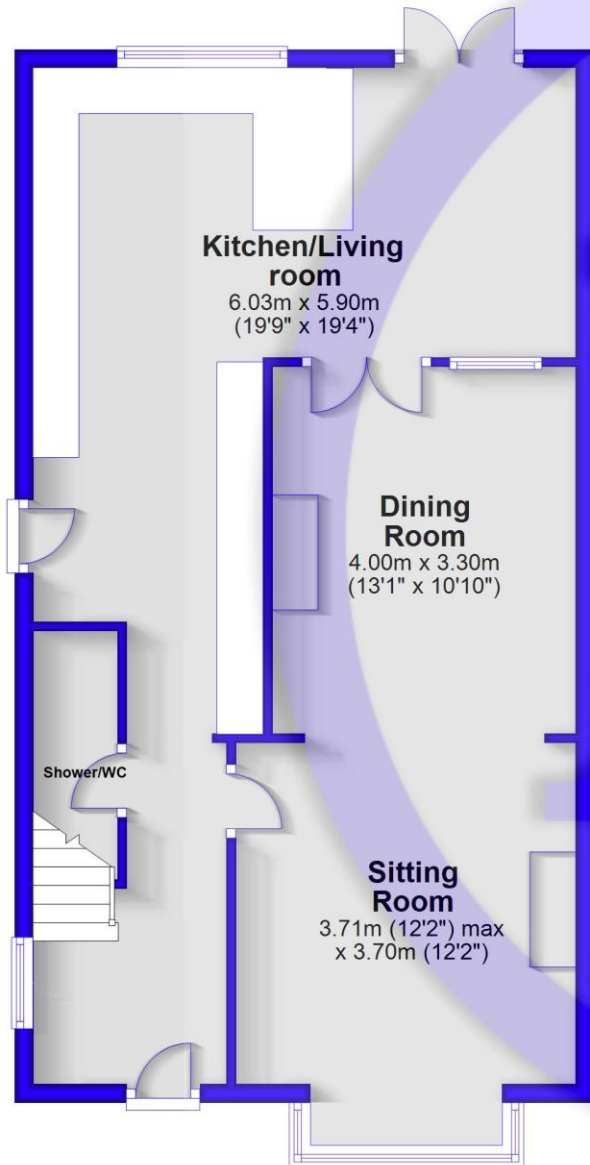
The rear garden is a fantastic size and extremely private, featuring various outbuildings. These include a detached brick built pitched roof garage with power and a mezzanine providing good storage in the roof space; a fully insulated summerhouse with power and a telephone point, suitable for use as an office or entertaining space; and a useful shed currently being fitted out as a studio, also with power. To the right hand side of the property, there is a brick built extension with laminate flooring and power points, offering excellent storage and currently used as a workspace.

## *Services*

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

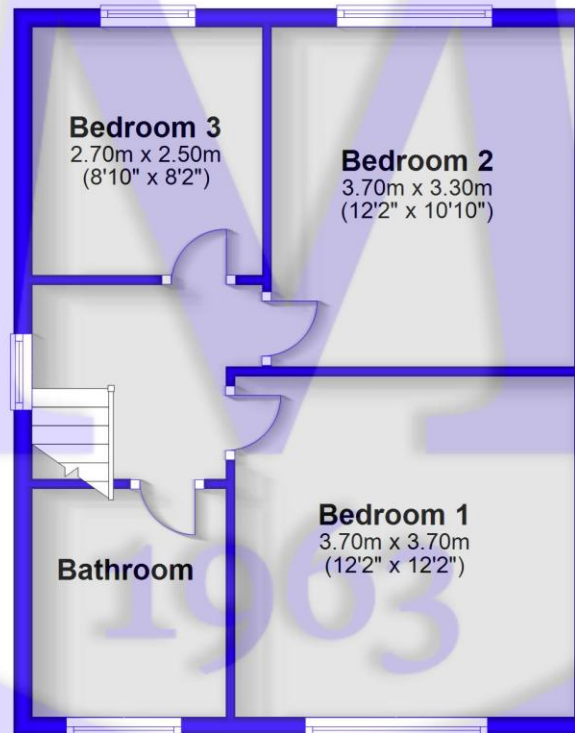
## Ground Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



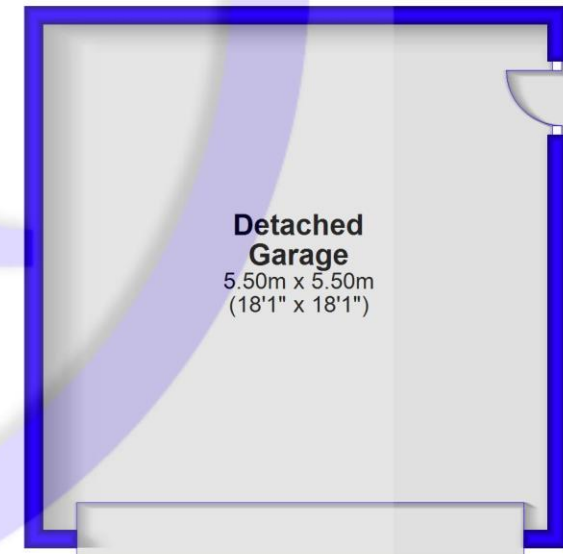
## First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



## Double Garage

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 140.5 sq. metres (1512.0 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, proceed straight across the traffic lights into Ashley Road. Continue through the next set of lights. Upon reaching the crossroads at the centre of Ashley, continue straight ahead into Ashley Lane. The property will be seen shortly on the right hand side.





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