



90 Ashley Lane, Hordle, SO41 0GA

£615,000

Mitchells
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*90 Ashley Lane
Hordle
Lymington
Hampshire
SO41 0GA*

A deceptively spacious detached period house that has been extended over the years and now boasts spacious and versatile living accommodation. Features include a ground floor shower room, two further reception rooms, a large brick built pitched roof garage and a large private rear garden. There is off road parking to front for multiple vehicles. The property is situated in 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 to the front with a covered open porch.

An extremely bright entrance hall with original wooden flooring, window and addition light coming from the landing window.

Downstairs WC with fully tiled shower cubicle and window.

The sitting room is open planned into a dining space with a large bay window providing a southerly outlook over the front garden and a brick built fireplace inset with working log burner.

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

The kitchen/dining room is an impressive space being the ground floor extension which expands the full width of the property with window over 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 partly expanding to create a breakfast bar and dividing to a further seating area. There is space for a range style cooker, open style fridge freezer, washing machine and tumble dryer. There is also a door leading to the left hand side of the property.

First floor landing with exposed original floorboards, window and access to the roof space.

Three double bedrooms, bedroom one with a continuation of original floorboards and a large bay window on the south elevation, bedroom two and three with views over the rear garden and fields in the distance.

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





Gardens & Grounds

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

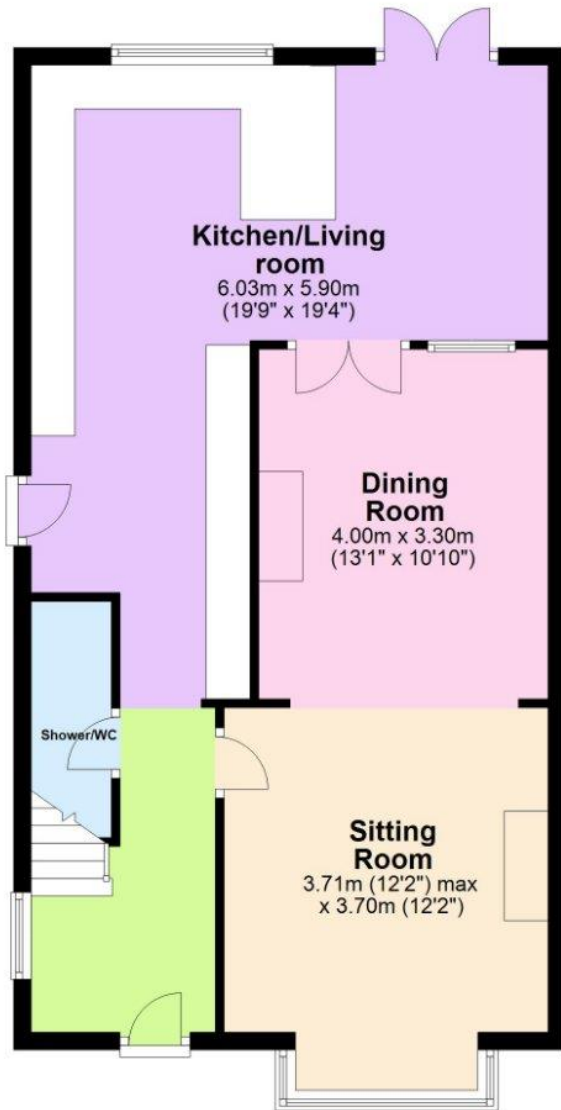
The rear garden is a fantastic size and extremely private with various outbuildings including a detached brick built pitched roof garage with power and has been mezzanined offering good storage in the roof space, a fully insulated summerhouse with power and telephone point which could be used as an office/entertaining space and a useful shed that is currently being kitted out as a studio with power. To the right hand side of the property, there is a brick built extension with laminate flooring and power points that would create excellent storage and is currently being 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)



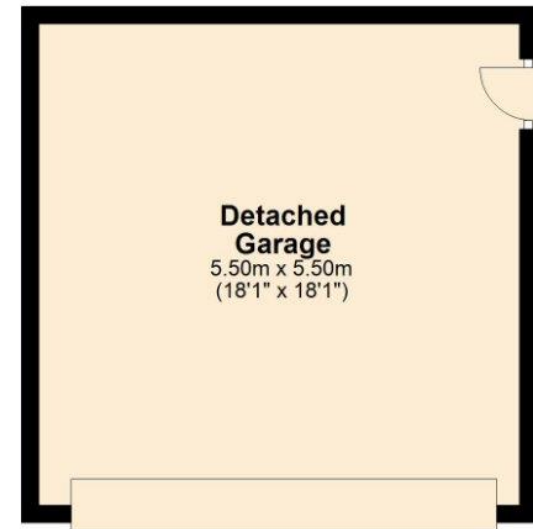
First Floor

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)

'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 proceed 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 across into Ashley Lane where the property will be seen after a short distance on the right hand side.





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