



*Yew Tree Cottage, 177 Everton Road, Hordle, SO41 0HE*

*£975,000*

**Mitchells**  
1963 — TODAY



*Yew Tree Cottage*  
*177 Everton Road*  
*Hordle*  
*Lymington*  
*SO41 0HE*

This delightful New Forest period cottage is set in approximately 0.4 acres and is Nestled midway between the picturesque Georgian town of Lymington and the bustling hub of New Milton, within walking distance of an Ofsted Outstanding school and with stunning views over open farmland. The property has been maintained to an exceptional standard throughout and features include a stunning garden room with views over the impressive garden, four double bedroom, three reception rooms and a double garage.

- Entrance Hall
- Hallway
- Kitchen/Dining Room
- Sitting Room
- Ground Floor Cloakroom
- Garden Room
- Four Bedrooms
- Family Bathroom
- Double Garage
- Driveway
- Garden Chalet
- Spacious & Secluded Garden



# The Property

Entrance hall with tiled flooring, stable style door, useful coat hooks, shelving for shoes and door leading out to the patio and rear garden

Internal hallway with tiled flooring, stairs to first floor landing and access through to the kitchen/dining room

Kitchen/dining room fitted with a fantastic range of solid wood shaker style wall and base units with a contrasting granite worktop, cupboard housing the Worcester combination boiler, Butler sink with mixer tap over and space and plumbing for an American style fridge freezer, Range style cooker, washing machine and dishwasher. There is a useful understairs storage cupboard, ample space for a six to eight seater table and chairs and double casement doors leading out to the patio and rear garden.

An arch way leads through to a ground floor cloakroom, sitting room and garden room

The garden room is a particular feature of the property with stunning views over the rear garden and open farmland. It has tiled flooring, ample space for three piece suite, TV aerial point, vaulted ceiling and double casement doors leading out to the patio

The sitting room is situated in the original part of the building which is of cobb construction, is a fantastic size with a TV aerial point, three double glazed windows, front door leading out to the porchway, wood burning stove, ample space for three/four piece suite and radiators

Front porchway with two UPVC windows and solid wood front door leading out to the driveway

The ground floor cloakroom is finished to an extremely high standard with WC with hidden cistern, wash hand basin with mixer tap over and storage beneath and tiled flooring

First floor landing with hatch to roof space and glass balustrade

The family shower room is beautifully finished with large double walk-in shower with rain style head, thermostatic shower control and handheld shower attachment, WC, wash hand basin with mixer tap over and storage beneath, heated towel rail, UPVC window, plantation shutters, part tiled walls and tiled flooring

On the first floor are four double bedrooms with the master benefitting from a fantastic range of built in storage and giving ample space for king size bed and bedside cabinets





## *Gardens & Grounds*

To the front of the property are double electric gates giving access to a shingle driveway, a double garage with a pitched roof, power and lighting and a side gate for access to the rear garden.

The rear garden is a particular feature of this property with stunning views across open farmland, a fully insulated outside studio which is currently used as a bedroom with power, lighting and private decking area, storage shed, two lovely patio areas and is extremely private and secluded with a sunny southerly aspect.

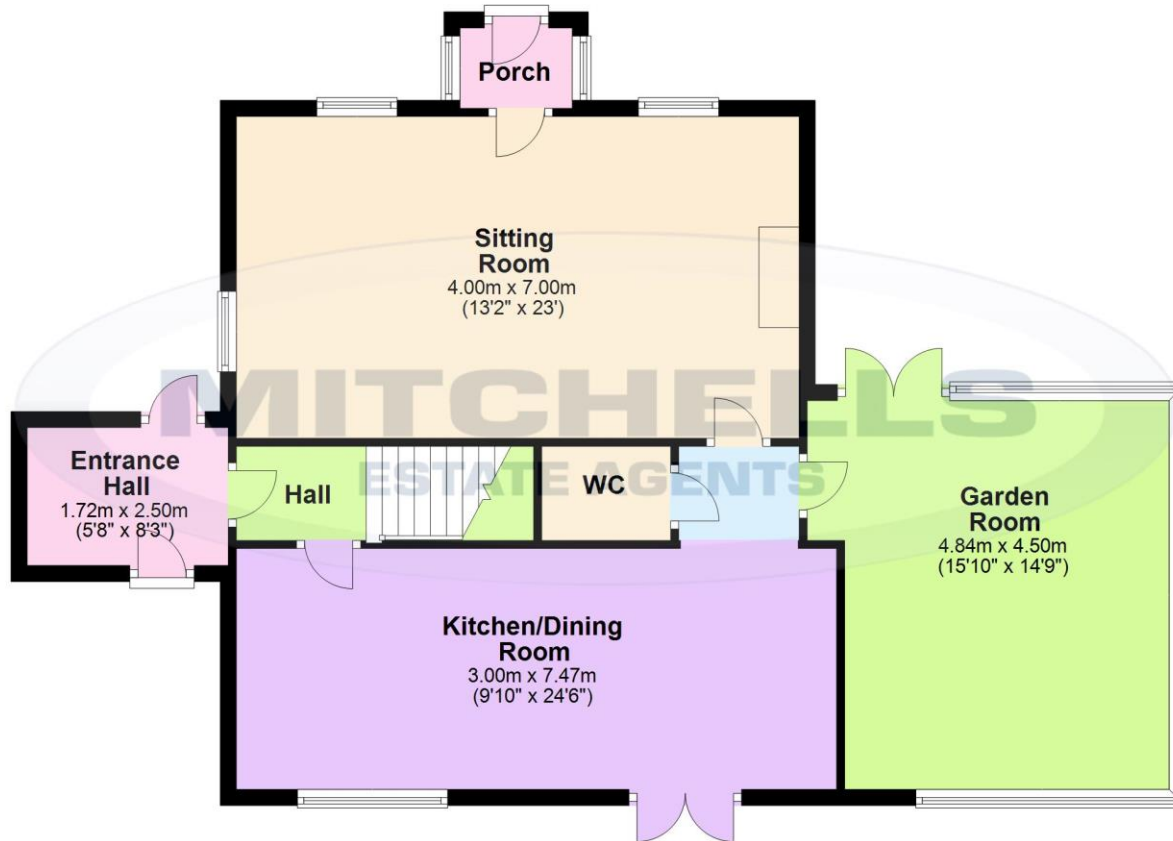
The property must be viewed to fully appreciated.

## *Services*

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

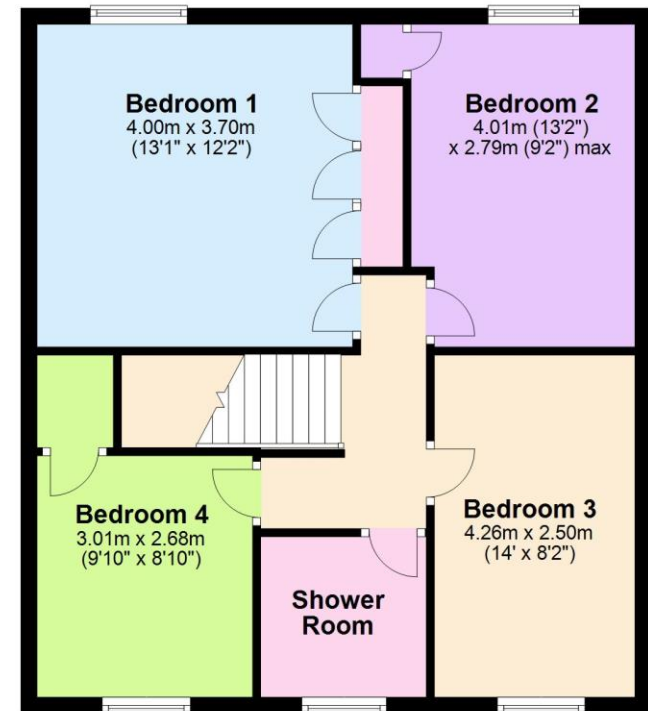
### Ground Floor

Approx. 86.8 sq. metres (934.8 sq. feet)



### First Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



Total area: approx. 149.0 sq. metres (1603.5 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.'

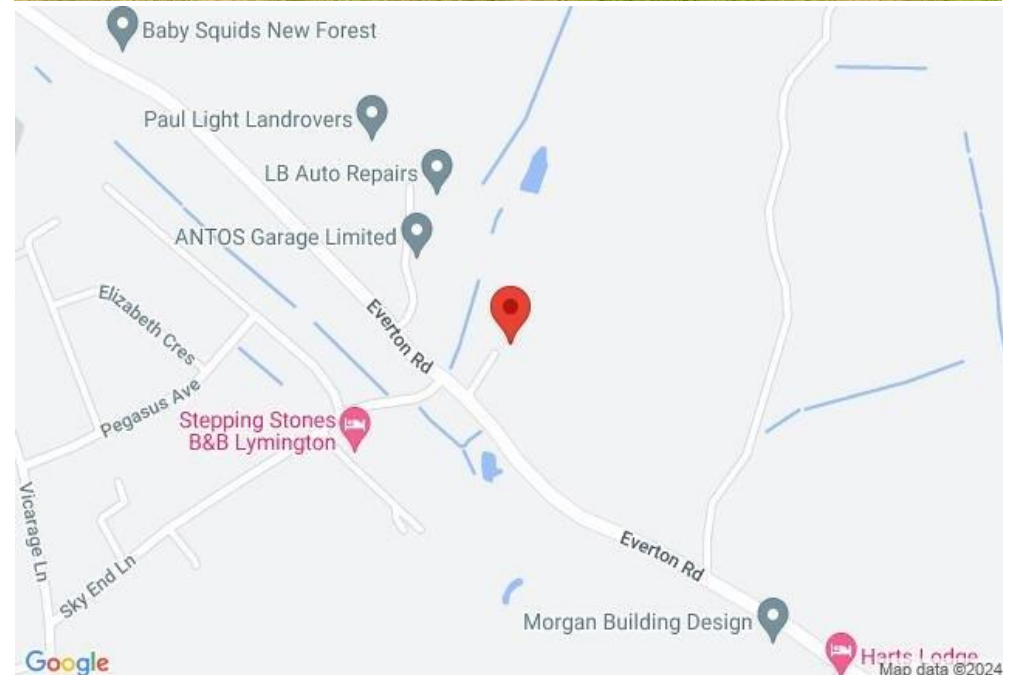
Plan produced using PlanUp.

## 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 turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. At the next roundabout continue straight across and take the second turning left into Hordle Lane. Upon reaching the cross roads, turn right into Everton Road where the property can be accessed via a lane after a short distance on the left hand side.





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