



12 Ashley Lane, Hordle, SO41 0GA

£405,000

Mitchells
1963 — TODAY



*12 Ashley Lane
Hordle
Lymington
Hampshire
SO41 0GA*

A very well presented three bedroom semi-detached house forming part of a small and select gated development in a convenient position within the sought after village of Hordle. Other features of this lovely property include a good sized kitchen/breakfast room with a separate utility room, a ground floor cloakroom, an en-suite shower room to the master bedroom, a lovely sitting room with casement doors onto the rear garden and an internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Carport
- Off Road Parking
- Private Gardens
- Maintenance: £97 Per Month



The Property

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

Lovely sitting room with twin UPVC double glazed casement doors onto the patio and a lovely private outlook over the rear garden.

Modern kitchen/breakfast room fitted with a range of cream wall and base units with soft closing drawers and doors and a timber effect worktop with inset one and a half bowl sink unit with mixer tap over, integrated electric oven, induction hob and extractor, space for tall fridge freezer and breakfast table, space and plumbing for washing machine, recess ceiling spotlights, tiled flooring and an integrated fridge and separate freezer.

Useful separate utility room with a wall mounted Vaillant gas fired boiler, space and plumbing for washing machine and tumble dryer, tiled flooring, recess ceiling spotlights and extractor fan.

Ground floor cloakroom fitted with a modern white suite.

First floor landing with trap to the roof space, airing cupboard and a further storage cupboard.

Three bedrooms with a good sized master bedroom having an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle, wash basin, WC, tiled flooring, chrome ladder style heated towel rail, recess ceiling spotlights and extractor fan.

Family bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin, WC, tiled flooring, ladder style heated towel rail, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The development is accessed via twin remote control electric gates and benefits from a covered carport and further adjoining private parking space.

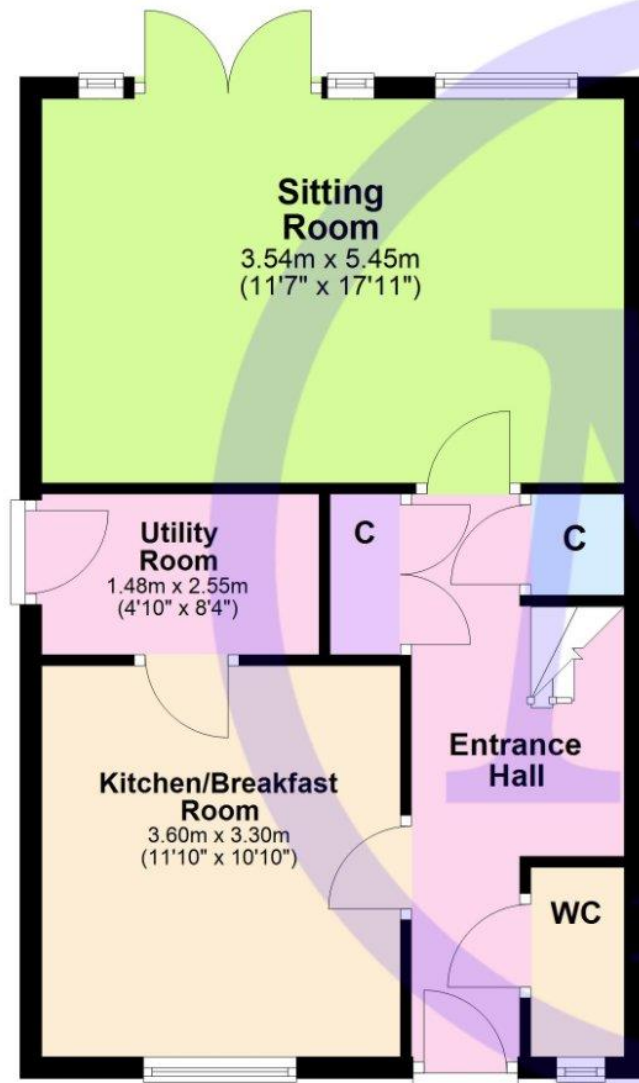
Adjoining the rear of the property is an area of textured paved patio with the remainder of the garden laid mainly to lawn with decorative stone borders, a timber garden shed, side access and all enjoying a good degree of privacy and seclusion.

Services

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

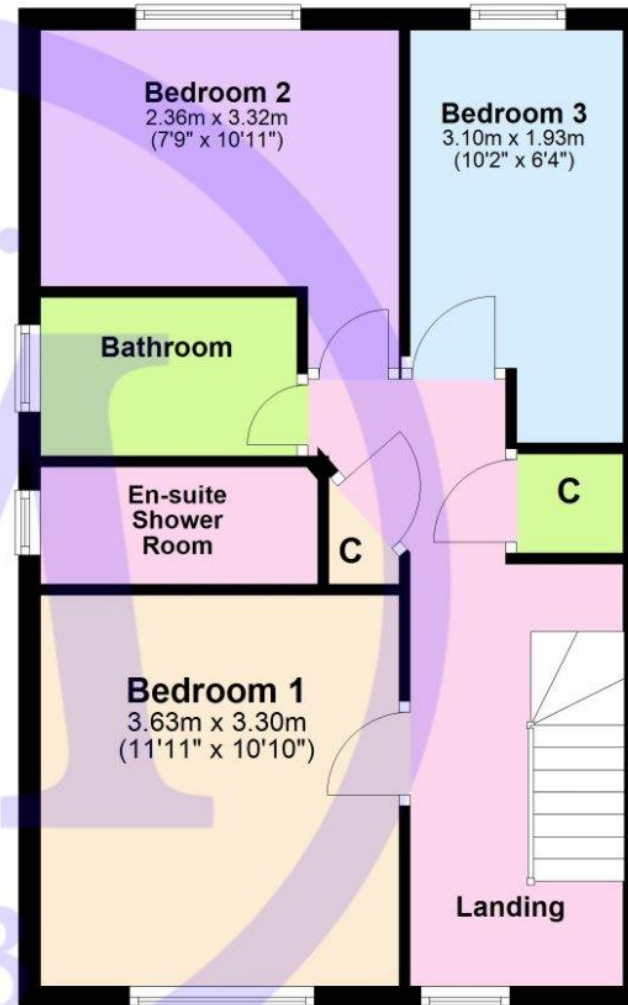
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 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 continue straight across where the entrance to the development will be seen after approximately three quarters of a mile on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

