



*Brambles, 10 Sylvan Close, Hordle, SO41 0HJ*

*£625,000*

**Mitchells**  
1963 — TODAY



*Brambles*  
*10 Sylvan Close*  
*Hordle*  
*Lymington*  
*Hampshire*  
*SO41 0HJ*

A superbly presented, modern, three/four bedroom, individual detached chalet style property, situated in an idyllic and peaceful location along a private, unmade road in the sought after village of Hordle. Constructed in 2007 on an individual, easily maintained plot, the property features a UPVC double glazed conservatory, a large sitting/dining room, two ground floor bedrooms with a shower room, an impressive entrance hall, a modern kitchen/breakfast room, and a private south-westerly facing rear garden.

- Reception Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Two Ground Floor Bedrooms
- Ground Floor Shower Room
- Galleried Landing
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Garage & Off Road Parking
- Private Gardens



## The Property

Impressive reception hall featuring a timber staircase leading to the galleried landing and a UPVC double glazed front door.

Large sitting/dining room benefiting from a double aspect and twin UPVC double glazed casement doors opening onto the rear garden.

Modern kitchen/breakfast room fitted with an excellent range of wall and base units, complemented by a contrasting dark worktop and an inset sink unit with mixer tap. Includes integrated fridge, dishwasher, oven, microwave, hob, and extractor, a pull out larder cupboard, space for a breakfast table, and attractive tiled flooring.

Lovely conservatory with low level cavity brick walls, UPVC double glazed windows, a solid roof, casement doors leading onto the patio, and a delightful outlook over the rear garden.

Two ground-floor bedrooms, one featuring a bay window and the other suitable for use as a home office, if required.

Fully tiled ground floor shower room fitted with a white suite.

Impressive galleried landing with access hatch to the roof space.

Two first floor double bedrooms, both with useful eaves storage, and one featuring a large walk-in wardrobe.

Fully tiled first floor bathroom fitted with a modern white suite.

Excellent decorative order throughout.

An internal viewing is strongly recommended.





## *Gardens & Grounds*



The property sits on a lovely mature plot, with the front garden laid mainly to mature shrubs and hedging. A good sized shingle driveway provides off road parking and leads to the integral garage, which has an up and over door, power, and light. There is a useful utility area to the rear with space and plumbing for a washing machine, tumble dryer, and tall fridge freezer, as well as a wall mounted Potterton gas-fired boiler.

The rear garden features a small lawn area with a textured paved patio, a timber pergola, a timber garden shed, a high degree of privacy and seclusion, and a sunny south-westerly aspect.

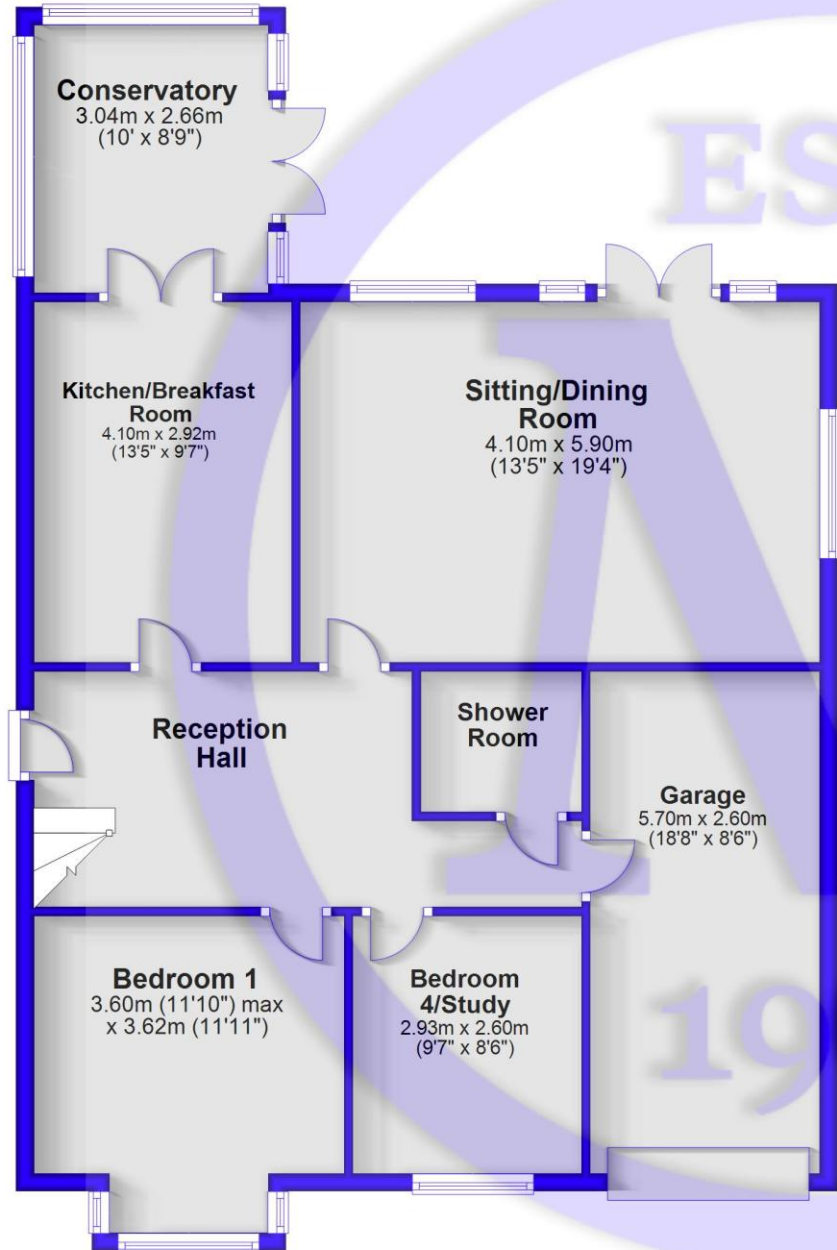


## *Services*

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

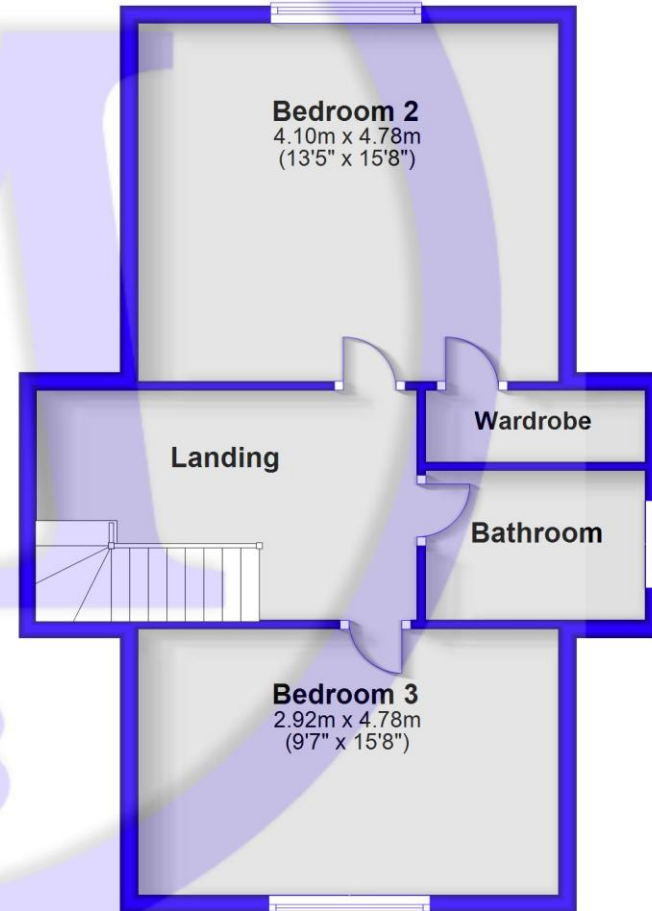
## Ground Floor

Approx. 97.9 sq. metres (1054.1 sq. feet)



## First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



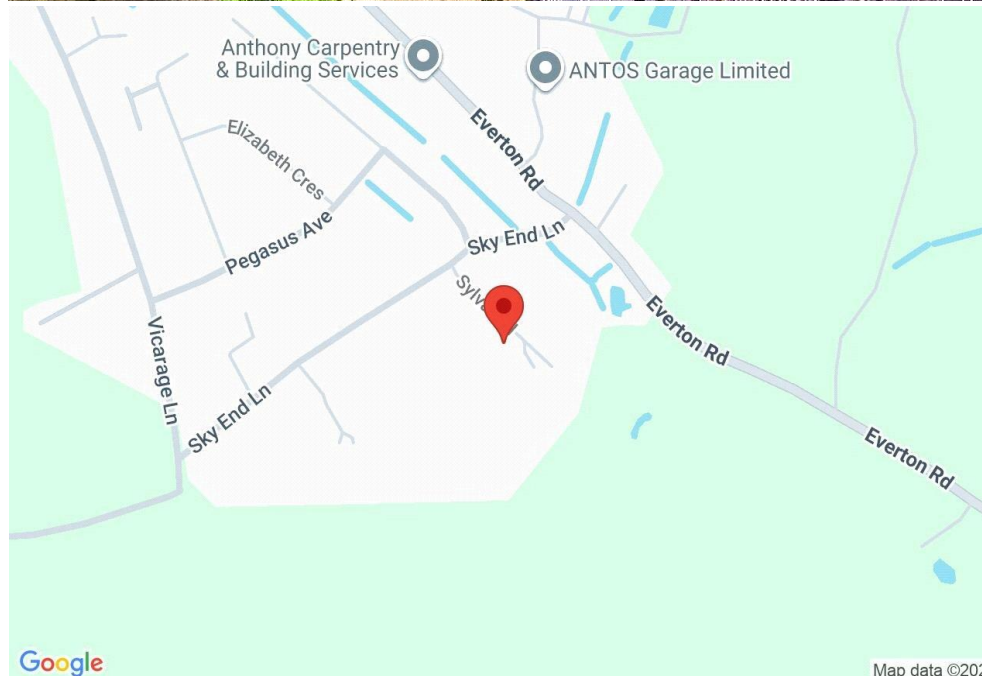
Total area: approx. 150.5 sq. metres (1620.3 sq. feet)

## Situation

Hordle is a charming village located between the Georgian town of Lymington and the bustling New Milton. It boasts an Ofsted-rated 'Outstanding' primary school and excellent local amenities, including a pharmacy, a Co-Op, a village pub, and a sports ground. With easy access to New Milton's mainline railway station, the picturesque quay at Lymington, and nearby attractions like the New Forest National Park and the cliff-top Barton on Sea beach, Hordle is an ideal location 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. Continue straight across the next roundabout and take the second turning on the left into Hordle Lane. Take the first turning on the right into Sky End Lane, then turn right again and continue along Sky End Lane. Take the first right into Sylvan Close, where the property will be seen on the right hand side.





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