



*Reflections, Hare Lane, Hordle, SO41 0GE*

£825,000

**Mitchells**  
1963 — TODAY





*Reflections  
Hare Lane  
Hordle  
Lymington  
SO41 0GE*

A stunning brand new individual property built to a high quality and contemporary design by highly regarded local builders Quay Point. The property has been held back from the market until fully completed and is now available for immediate occupation. This wonderful individual property features a fantastic large kitchen/living/dining area with bi-fold doors onto the landscaped garden, a large separate sitting room, three double bedrooms including an impressive large master bedroom with en-suite shower room, dressing area and feature glazing. The property also benefits from a good sized and fully landscaped plot and an internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Entrance Hall
- Sitting Room
- Stunning Open Plan Kitchen/Dining/Family Room
- Utility Room
- Cloakroom
- Feature Landing
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Dressing Area
- Off-Road Parking
- Fully Landscaped Gardens



## The Property

Entrance hall with engineered oak flooring, feature oak and glass staircase to the first floor, recess ceiling spotlights, double glazed front door and under stairs storage

Lovely sitting room with a pleasant wooded outlook to the front

Stunning large kitchen/dining/family room with the kitchen area having an excellent range of high quality units with soft closing drawers and doors, Quartz worktops, upstands and breakfast bar and an under mounted one and half bowl sink unit with mixer tap over. There is an excellent range of built in appliances incorporating twin Bosch electric ovens, touch control Bosch induction hob, contemporary extractor over, dishwasher and recess for American style larder fridge. The remainder of the room has ample space for a dining table, sofas etc. and bi-fold doors extending almost the entire width of the room providing a lovely outlook over the gardens

Useful separate utility room with further range of wall and base units with stone effect worktop and an inset one and a half bowl sink unit with mixer tap over, space for washing machine and tumble dryer and double cloaks cupboard

Ground floor shower room fitted with a high quality white suite comprising a fully tiled shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, attractive wall tiling, recess ceiling spotlights and an extractor fan

Impressive large landing with high level double glazed Velux windows and twin storage cupboard

Three large first floor double bedrooms with the stunning master bedroom having a feature high ceiling complimented with bespoke full height glazing, a separate dressing area and a luxury en-suite shower room fitted with a high quality white suite

Family bathroom again fitted with a high quality white suite comprising a tiled panel bath with mixer tap over, wash basin with storage beneath, WC, separate corner shower cubicle with thermostatic controlled shower, fully tiled walls, chrome ladder style heated towel rail, double glazed Velux window and tiled flooring

Underfloor heating on the ground floor







## *Gardens & Grounds*

The property sits on an unusually large plot for a brand new home with the front garden laid mainly to attractive block paviour, decorative shingle providing off-road parking for numerous vehicles and an EV charging point.

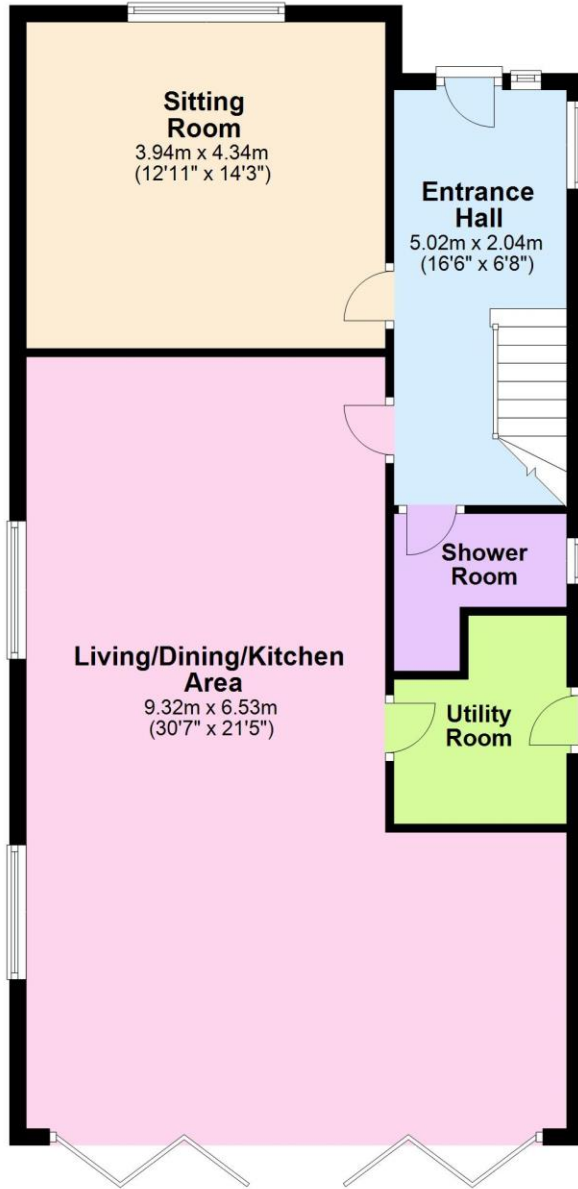
The rear garden is a particular feature of the property having an extensive area of Indian sandstone patio with steps up to a good sized area of lawn, timber sleeper borders, a second patio area, mature planting and all enjoying a high degree of privacy and seclusion.

## *Services*

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

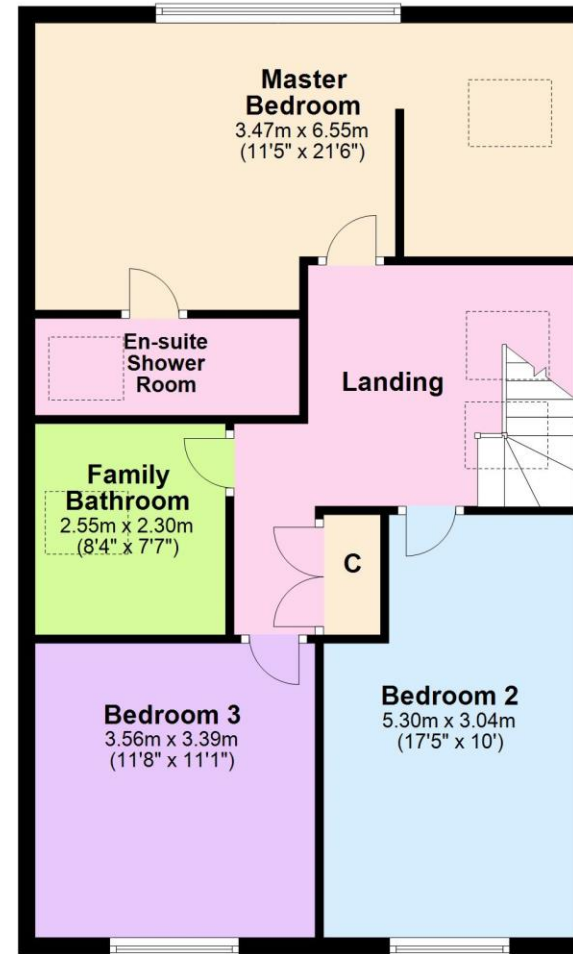
### Ground Floor

Approx. 86.3 sq. metres (929.4 sq. feet)



### First Floor

Approx. 72.2 sq. metres (777.1 sq. feet)



Total area: approx. 158.5 sq. metres (1706.4 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 towards Hordle. At the top of the hill bear right into Hare Lane where the property will be found on the left hand side.







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