



*33 Lavender Road, Hordle, SO41 0GF*

£915,000

**Mitchells**  
1963 — TODAY





*33 Lavender Road  
Hordle  
Lymington  
Hampshire  
SO41 0GF*

A substantial detached chalet style property offering exceptionally spacious accommodation having been substantially extended and comprehensively modernised throughout in recent years. Now offering flexible accommodation including four double bedrooms, three bath/shower rooms, a fantastic large double aspect kitchen/dining room, a lounge, a home office, a ten meter/tandem garage, a beautiful south westerly facing rear garden enjoying extensive rural views, a summerhouse and an outside dining area to the end of the garden taking full advantage of the fabulous views.

- Reception Hall
- Lounge
- Kitchen/Dining Room
- Study
- Utility Room
- Cloakroom
- Two Ground Floor Double Bedrooms
- Ground Floor Bathroom
- First Floor Landing
- Two First Floor Double Bedrooms
- Shower Room
- En-Suite Bath & Shower Room
- Dressing Room
- Tandem Garage
- Off-Road Parking For At Least Five Cars
- Large Mature Garden
- Side Access





# The Property

Impressive reception hall with solid oak flooring, double glazed front door, attractive timber staircase to the first floor and useful understairs storage cupboard

Spacious sitting room with solid oak flooring, feature Clearview wood burning stove with attractive tiled backing, recess ceiling spotlights, double doors through to the kitchen/dining room, bi-fold doors onto the patio and a lovely south westerly outlook over the rear garden

Modern kitchen/dining room fitted with an extensive range of kitchen units, oak worktops and breakfast bar and a Butler sink with mixer tap over, space for range style cooker with canopy and fan over, integrated dishwasher, space for plumbed American style fridge freezer, under cupboard lighting, part tiled walls, glass fronted display cabinets, attractive timber style flooring, a double aspect, recess ceiling spotlights, ample room for large dining table, twin casement doors onto patio and a lovely outlook over the rear garden

Utility room with space and plumbing for washing machine and tumble drier, tiled flooring and UPVC double glazed side door to outside

Ground floor cloakroom fitted with a modern white suite and with a wall mounted Worcester gas fired boiler servicing the pressurised water system

Two ground floor double bedrooms

Useful home office/bedroom five with a lovely outlook over the garden

Ground floor bathroom fitted with a white suite comprising a panel bath, wash basin, WC, fully tiled shower cubicle, tiled flooring and high level double glazed Velux window

Two first floor double bedrooms including a fantastic master bedroom suite which benefits from a Juliette balcony and offers superb far reaching rural views, a walk-in dressing room, a large en-suite bathroom fitted with a modern white suite incorporating a panel bath, his and hers wash basins, WC, fully tiled large shower cubicle, attractive marble underheated floor tiling and twin double glazed Velux windows

First floor shower room fitted with a modern white suite

Extensive under eaves storage accessed from first floor bedrooms





## *Gardens & Grounds*

The property sits on a fantastic large plot, the front garden having an in/out shingle driveway providing excellent off-road parking for at least five cars with mature flower and shrub borders and a feature central mature Magnolia tree.

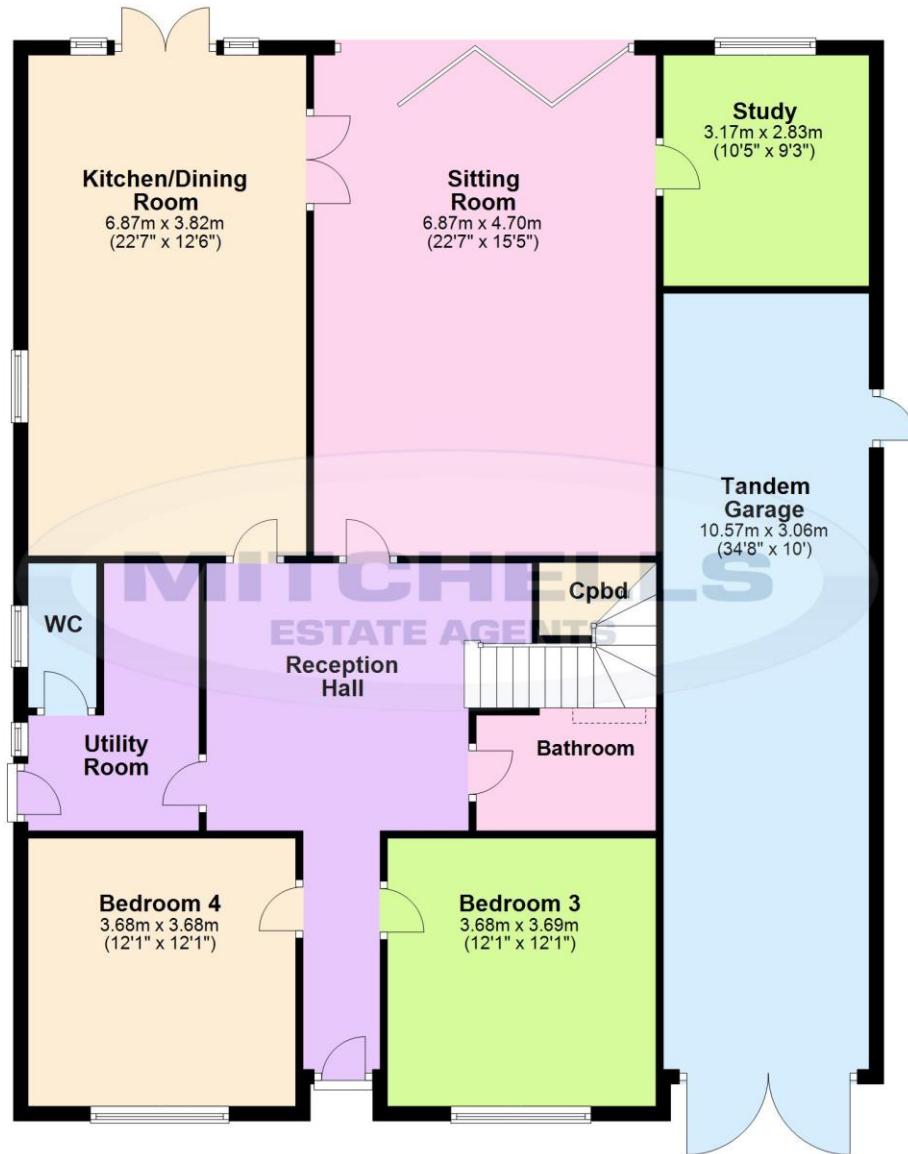
Adjoining the rear of the property is a good sized patio of Indian sandstone leading to a large area of lawn with well stocked and colourful beds and borders. To the rear of the garden is a second large patio area, a fantastic summerhouse providing two covered areas for seating/outside dining, a timber garden shed and a lovely private aspect.

## *Services*

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

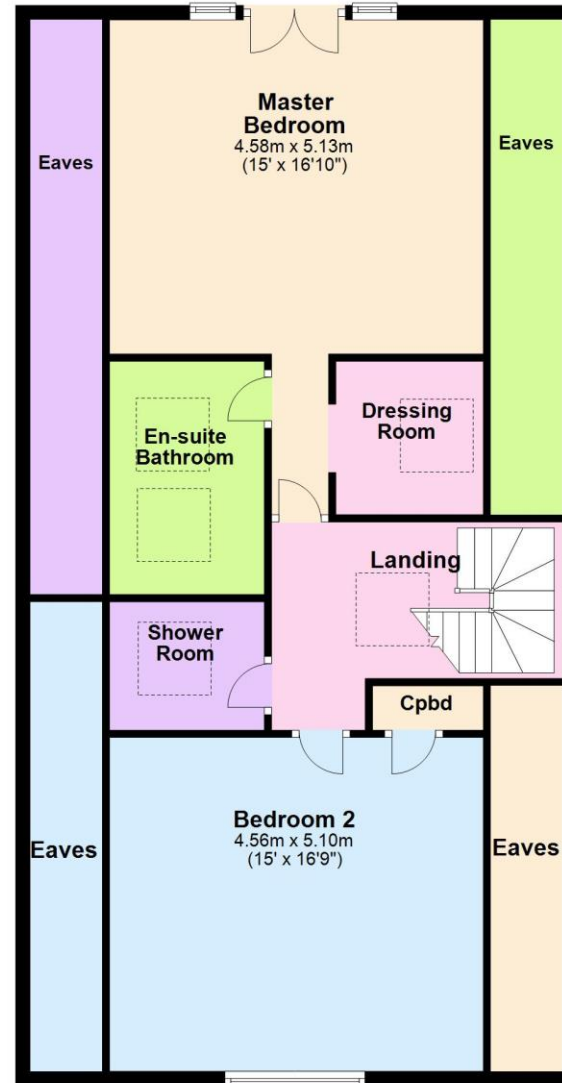
### Ground Floor

Approx. 166.7 sq. metres (1794.2 sq. feet)



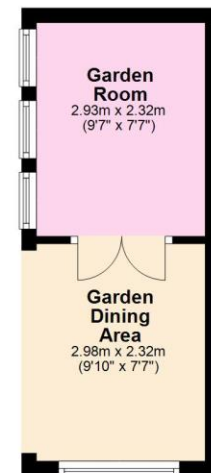
### First Floor

Approx. 105.2 sq. metres (1132.9 sq. feet)



### Summer House

Approx. 13.9 sq. metres (150.2 sq. feet)



Total area: approx. 285.9 sq. metres (3077.2 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 NISA village shop, a village pub, a community centre, WI, Scout Hut, Pet Shop and 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. Take the first left into Stopples Lane, second left into Heath Road, first right into Lavender Road where the property will be found on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

**Mitchells**  
1963 — TODAY

