



*9 Pegasus Avenue, Hordle, SO41 0HN*

*Offers Over £400,000*

**Mitchells**  
1963 — TODAY





*9 Pegasus Avenue  
Hordle  
Lymington  
Hampshire  
SO41 0HN*

A well positioned three bedroom, two reception room detached bungalow situated in a peaceful location in the sought after village of Hordle. The property sits on a lovely private plot and other features include a UPVC double glazed conservatory, no forward chain, good off-road parking, a detached garage and scope for extension, if required, subject to any necessary permissions.

- Sun Lounge/Entrance Porch
- Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- Off-Road Parking
- Detached Garage
- Private Gardens





## The Property

Superb large sun lounge/entrance hall of UPVC double glazed construction with a polycarbonate roof and enjoying a private outlook over the front garden

Entrance hall with trap to the roof space and storage cupboard

Double aspect sitting room with a feature brick and tile fire place with an inset flame effect electric fire

A separate dining room with timber effect flooring, a double aspect and UPVC double glazed sliding doors onto the rear conservatory

Conservatory with low level brick walls, UPVC double glazed windows and a pitched polycarbonate roof

Kitchen fitted with a range of white wall and base units with a marble effect worktop and an inset sink unit with mixer tap over, space for washing machine, cooker and fridge, part tiled walls, extractor fan, private outlook over the rear garden

Three bedrooms, two with built in wardrobes

Large bathroom fitted with a white suite comprising a panel bath, mixer tap and shower attachment over, glass shower screen, wash basin with storage beneath, WC, fully tiled walls and timber effect flooring





## *Gardens & Grounds*

The property sits on a lovely private plot with a block paviour driveway providing good off-road parking with the remainder of the front garden laid mainly to shingle and crazy paved patio, an ornamental fish pond, a sunny aspect, a good degree of privacy and seclusion, a detached garage with and up and over door, power and light.

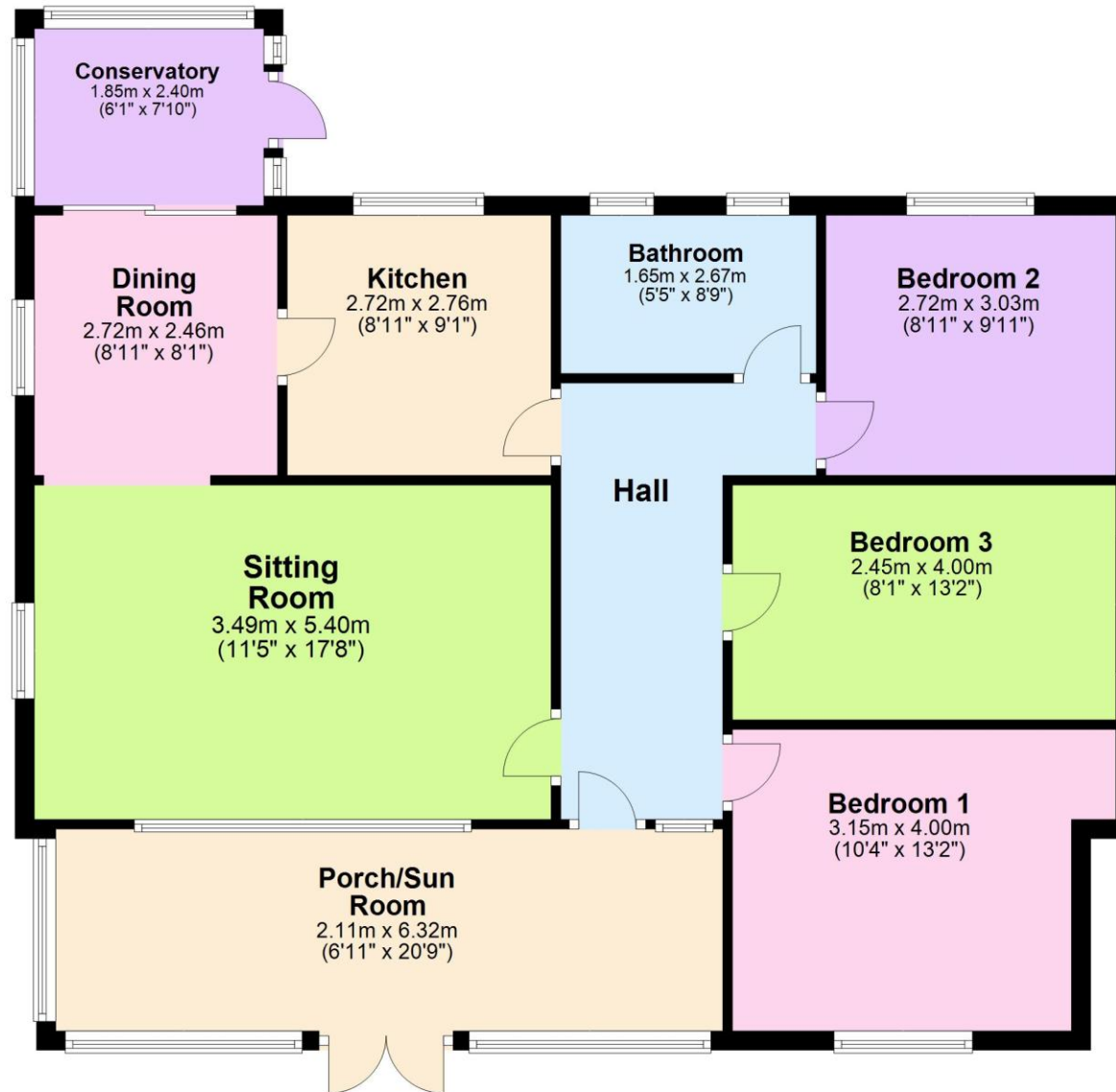
The rear garden has an area of patio adjoining the property with the remainder laid mainly to lawn with high level mature hedging providing an attractive outlook and good degree of privacy and seclusion.

## *Services*

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

## Floor Plan

Approx. 97.7 sq. metres (1052.1 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 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, continue across to the next roundabout. After approximately half a mile, turn left into Hordle Lane. Take the







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