



*15 Heath Road, Hordle, SO41 0GG*

*£615,000*

**Mitchells**  
1963 — TODAY



*15 Heath Road  
Hordle  
Lymington  
Hampshire  
SO41 0GG*

This highly deceptive four bedroom, three reception room chalet bungalow is ideally situated within walking distance of the local shops and school. The property offers bright and versatile accommodation with features including three ground floor double bedrooms, a spacious sitting room, a garden room, a first floor study and a sunny south facing garden.

- Entrance Hall
- Living Room
- Dining Room
- Garden Room
- Kitchen
- Utility Area
- Three Ground Floor Bedrooms
- Ground Floor Shower Room
- En-Suite Shower Room
- Two First Floor Bedrooms/Study
- First Floor En-Suite Bathroom
- Off-Road Parking
- South Facing Garden
- Workshop/Formal Garage



# The Property

Entrance porch with tiled flooring, useful coat hooks and bright double aspect.

Entrance hall with radiator and central heating controls.

Sitting room is a spacious room with working wood burner stove, double casement doors onto the decking and rear garden, stairs to the first floor landing and double doors leading through to the garden room.

Garden room has a bright double aspect, double casement door onto the decking and UPVC double glazed window giving an outlook onto the rear garden.

Dining room with cupboard housing the Vaillant gas fired central heating boiler, ample space for furniture and gives access to the kitchen, ground floor bedroom one and utility area with useful storage cupboard, coat hooks and access through to the rear garden.

Kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting worktop, enjoys views over the rear garden, has a ceiling lantern letting in lots of natural light, one and a half bowl sink with mixer tap over and drainer, and space and plumbing for washing machine, dishwasher, tumble dryer, range style cooker and American style fridge freezer.

On the ground floor are three double bedrooms with the master being a particular good sized and benefitting from a luxury en suite shower room.

The en suite comprises a walk in shower with thermostatic shower attachments and glass sliding shower door, WC, wash hand basin with mixer tap over and storage beneath, shaver point chrome heated towel rail, tiled flooring and part tiled walls.

Ground floor shower room has a white suite comprising WC, corner shower cubicle with electric shower attachment, glass sliding shower doors, wash hand basin, part tiled walls and mirror fronted medicine cabinet.

Ground floor second bedroom is a lovely double with a bright double aspect, built in wardrobes, wash hand basin with storage beneath.

On the first floor landing is a useful storage cupboard fitted with a hanging rail, large double bedroom which has a bright double aspect, built in cupboard, TV ariel point and ample space for a king sized bed.

First floor study which could double up as another double bedroom if required, has an outlook to the front, built in storage and gives access through to the first floor bathroom.

First floor bathroom has recently been refitted with a modern white suite comprising panel bath with mixer tap over and handheld shower attachment, pedestal wash hand basin with mixer tap over, WC, fully tiled walls and enjoys an outlook over the rear garden.





## *Gardens & Grounds*

To the front of the property is a shingle driveway giving off road parking to four or five vehicles.

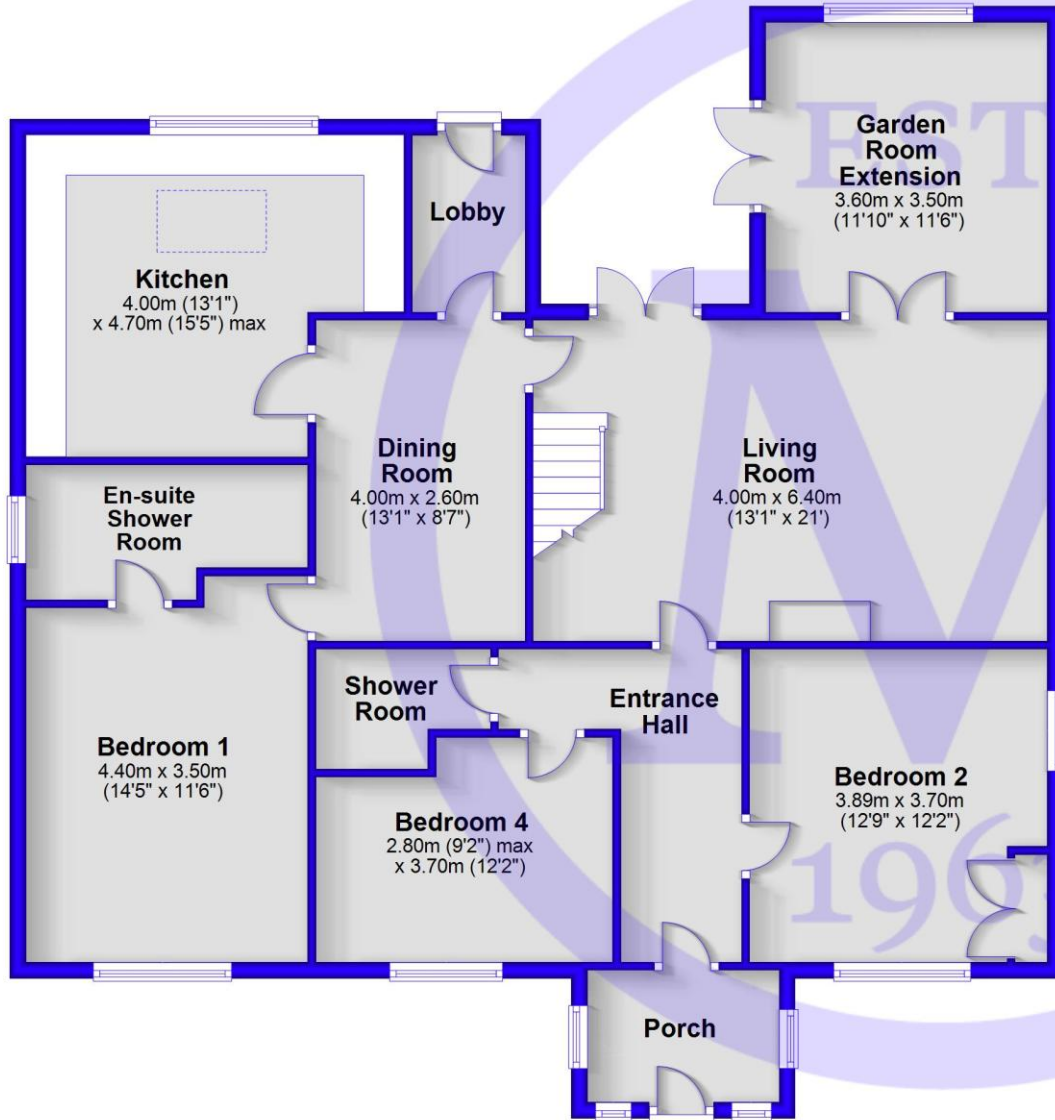
The rear garden has a bright sunny southerly aspect, is extremely secluded with high level fencing and hedging, large raised decking area with the rest of the garden mainly laid to lawn with mature borders, an ornamental fishpond and a workshop.

## *Services*

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

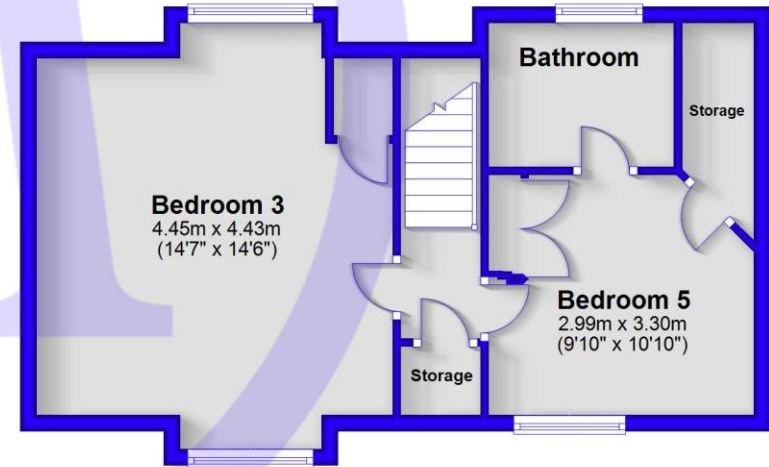
## Ground Floor

Approx. 132.8 sq. metres (1429.7 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



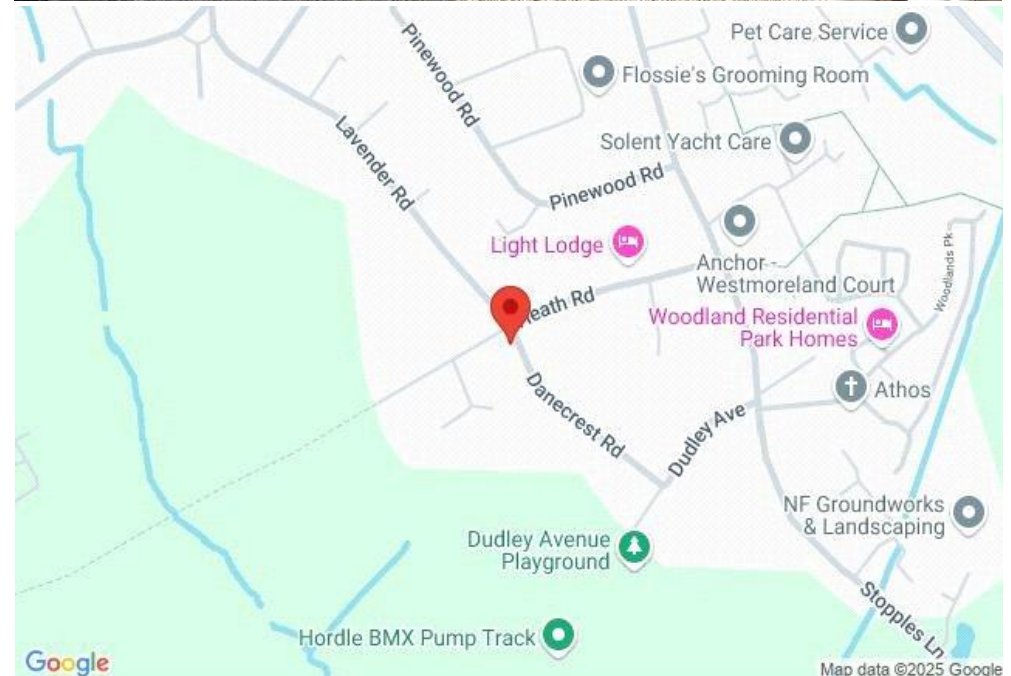
Total area: approx. 174.9 sq. metres (1882.9 sq. feet)

## 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 through the next roundabout and take the second turning left into Hordle Lane. Take the first left into Stopples Lane and the second left into Heath Road where the property will be found after a short distance on the left hand side.





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