



Belinda Cottage, Woodcock Lane, Hordle, SO41 0FG

£475,000

Mitchells
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Belinda Cottage
Woodcock Lane
Hordle
Lymington
Hampshire
SO41 0FG

This charming three bedroom character cottage is situated in the heart of the highly sought after village of Hordle only a short level walk of the popular primary school. The property offers generous accommodation with features including two spacious reception rooms, two bathrooms, a utility room, a driveway and a private and secluded garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Utility Room
- First Floor Landing
- Three First Floor Bedrooms
- Family Bathroom
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with timber effect karndean flooring, which runs through the majority of the ground floor, electrical consumer unit, electric meter and stairs to the first floor landing.

The sitting room is situated at the front of the property with two built in dressers, a feature fireplace with an inset gas fire, a timber surround and a tiled hearth, a sash window to the front and this opens through to the dining room.

The dining room is a spacious room with two double glazed windows, an understairs storage cupboard and a double radiator.

The kitchen/breakfast room has been recently remodelled and refitted and now comprises of a fantastic range of white gloss wall and base units with a contrasting stone effect worktop, a tiled splash back and integrated appliances include a five burner gas hob with an extractor fan over, a sink with mixer tap over and drainer, an eye level oven, a slimline dishwasher, a breakfast bar, space and plumbing for a tall stand up fridge freezer, an airing cupboard housing the hot water cylinder and sliding patio doors leading out to the rear garden.

Ground floor shower room fitted with a modern suite comprising a corner shower cubicle with thermostatic shower attachments, a WC with hidden cistern, a wash hand basin with mixer tap over and storage beneath, a chrome heated towel rail, a UPVC window, fully tiled walls and a cat flap.

To the rear of the property is a separate utility room with a useful area of worktop, a wall mounted glow worm boiler and space and plumbing for a washing machine and a tumble dryer.

On the first floor landing is a hatch to roof space with a drop down ladder.

The family bathroom consists of a corner bath with a mixer tap over and a hand held shower attachment, a wall hung wash hand basin, a WC, part tiled walls and a radiator.

On the first floor are three bedrooms with bedrooms one and two being particularly good sized doubles with the master bedroom situated at the front of the property with a range of built in wardrobes and two sash windows and with bedroom two enjoying views over the rear garden.





Gardens & Grounds

To the front of the property there is a single driveway providing off road parking for two to three vehicles with high level hedging making the front extremely private and secluded.

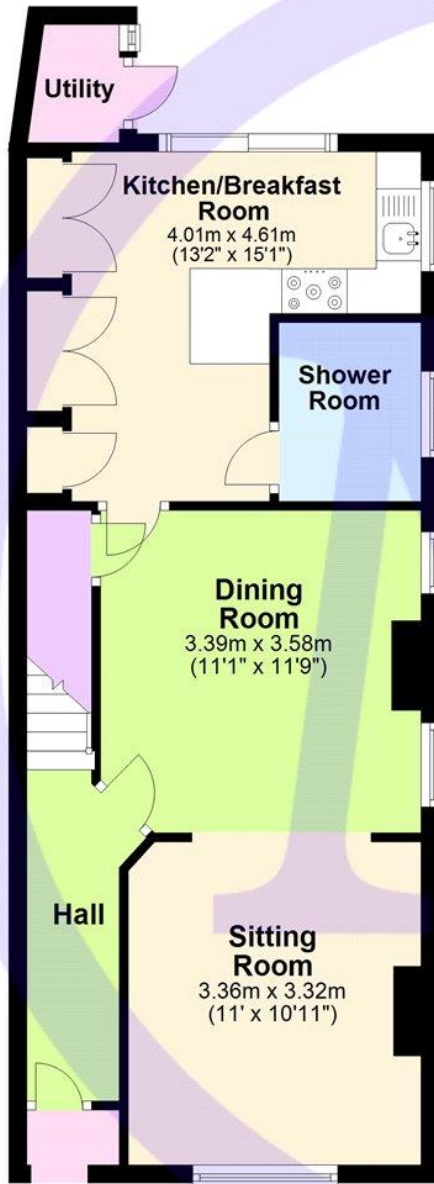
The rear garden is a particularly good sized with access via a side gate, a large area of patio, mature borders, high level fencing making the garden extremely private and secluded with the rest of the garden being laid to lawn for ease of maintenance.

Services

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

Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 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.

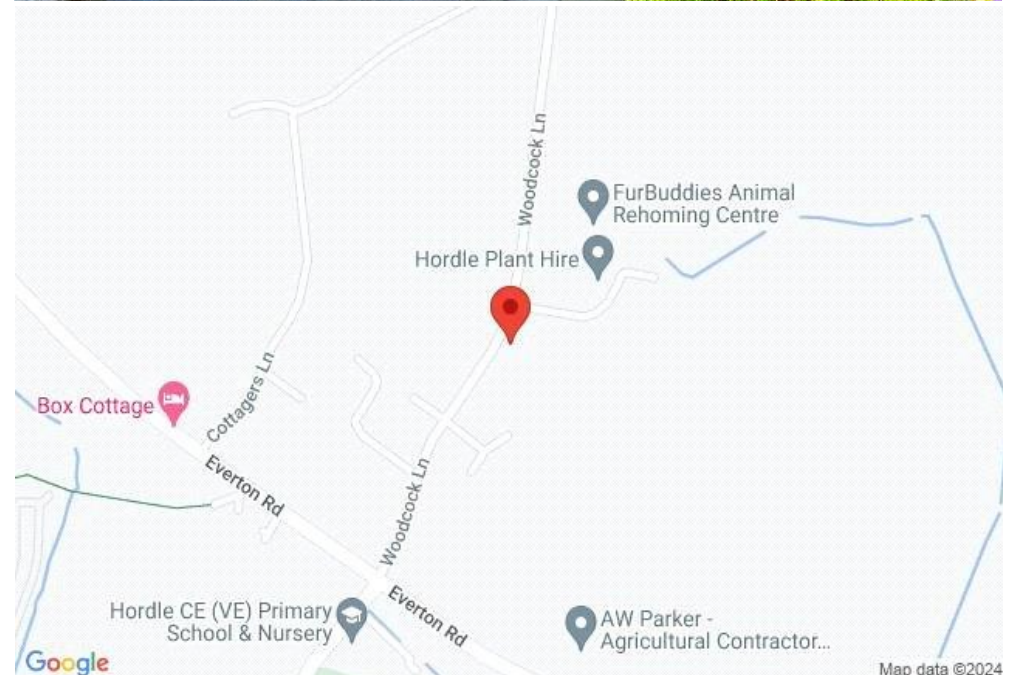
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Situation

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 down Station Road, upon reaching the A337 turn left. After approximately two miles turn left into Hordle Lane opposite the Royal Oak, continue across into Woodcock Lane where the property will be found on the right hand side.





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