



64 Stopples Lane, Hordle, SO41 0GL

£499,950

Mitchells
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*64 Stopples Lane
Hordle
Lymington
Hampshire
SO41 0GL*

A spacious and extended three/four bedroom family house situated in a popular lane within the sought after village of Hordle within only a few steps of the local shops and within easy reach of a highly regarded local school. Other features of this excellent family house include a ground floor home office/bedroom four, a kitchen with a separate utility room, a modern ground floor shower room and first floor bathroom, three good sized bedrooms, off road parking and a generous garden to the rear with a sunny aspect. An internal viewing is recommended.

- Porch
- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen
- Utility Room
- Ground Floor Shower Room
- Home Office
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- Store
- Off Road Parking
- Private Gardens



The Property

Entrance porch with a UPVC double glazed front door and double cloaks cupboard.

Entrance hall with stairs to the first floor.

Good sized sitting room with a feature stone fireplace and an inset electric flame effect fire.

Separate dining room with twin UPVC double glazed casement doors onto the patio and rear garden.

Kitchen fitted with a range of timber effect wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, space for cooker and dishwasher, timber effect flooring, attractive wall tiling, under cupboard lighting and an outlook over the rear garden.

Useful separate utility room with built in storage, a stone effect worktop, an inset sink unit with mixer tap over, space for washing machine, tumble drier and tall fridge freezer, timber effect flooring and a UPVC double glazed door onto the rear decking.

Modern ground floor shower room fitted with a white suite comprising a fully tiled corner shower cubicle with Mira shower, wash basin, WC, recess ceiling spotlights, extractor fan and attractive timber effect flooring.

Double aspect home office with outlooks over the front and rear gardens.

Ground floor cloakroom comprising a WC and wash basin with storage beneath.

Large store room with twin doors to the driveway and personal door to the utility room.

First floor landing with airing cupboard housing a pressurised hot water cylinder and trap to the roof space.

Three good sized bedrooms, two with recently installed built in wardrobes.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with an independent Mira shower over and glass shower screen, wash basin with storage beneath, WC and extractor fan.

UPVC double glazing and gas fired central heating.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden laid mainly to hard standing providing excellent off road parking and mature high level hedging divides from the road.

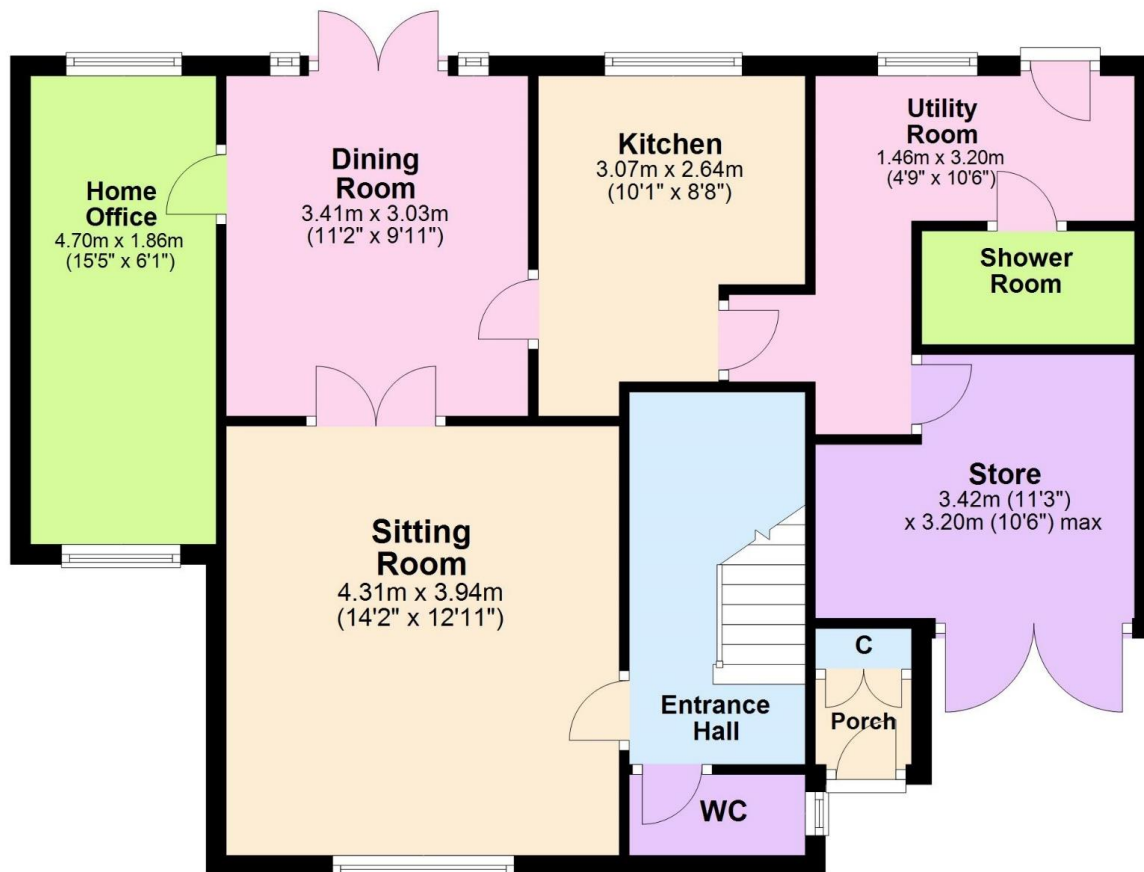
Adjoining the rear of the property is a good sized area of raised timber decking ideal for outside dining with the remainder of the garden laid mainly to textured paved patio and a large area of lawn with well stocked and mature borders, a timber garden shed and a sunny south westerly aspect.

Services

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

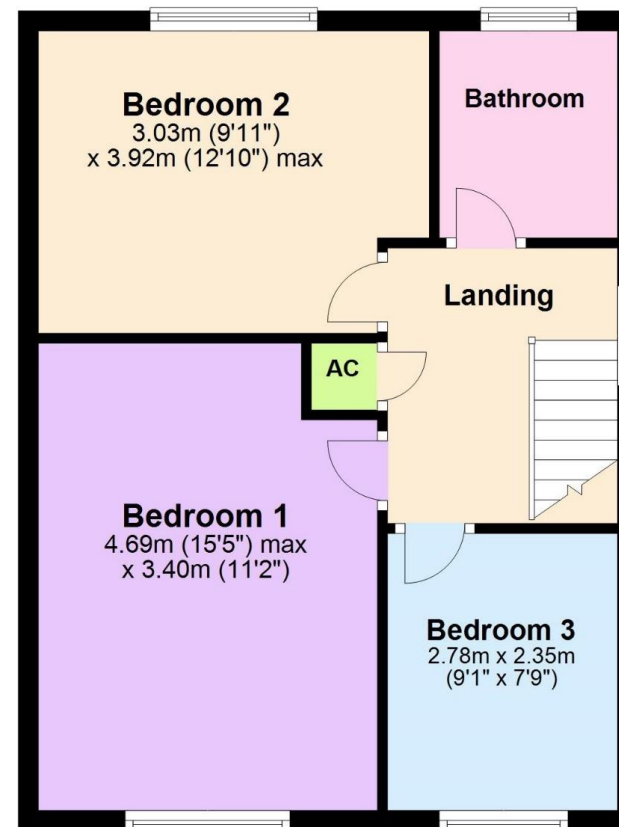
Ground Floor

Approx. 74.3 sq. metres (800.1 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 120.0 sq. metres (1292.1 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."

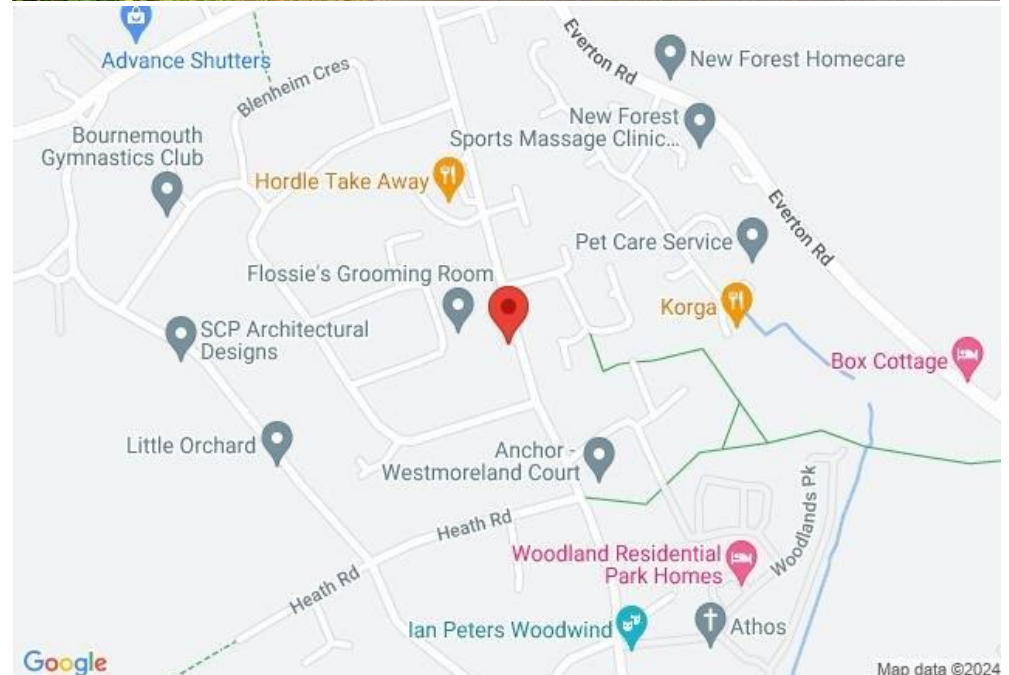
Plan produced using PlanUp.

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 straight across at the next roundabout and take the second turning left into Hordle Lane. Take the first left into Stopples Lane where the property will be found on the left hand side.





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