



30 Larch Close, Hordle, SO41 0GX

£389,950

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*30 Larch Close
Hordle
Lymington
Hampshire
SO41 0GX*

A deceptively spacious, extended three/four bedroom house situated in a quiet cul-de-sac within the popular village of Hordle. This home offers a spacious sitting/dining room, a large kitchen/breakfast room, a study/ground floor bedroom, three first floor bedrooms, a modern bathroom, a useful loft room, off road parking, and a sunny rear garden.

- Modern & Extended Three/Four Bedroom Home
- Spacious Sitting/Dining Room
- Large Kitchen/Breakfast Room
- Study/Fourth Bedroom
- Three First Floor Bedrooms
- Modern Bathroom
- Ladder Staircase To Loft Room
- Off Road Parking For Three Vehicles
- Sunny Rear Garden



The Property

Entrance porch with a modern composite front door, providing access to the study/ground floor bedroom.

Study with a pleasant outlook over the front of the property, a wall mounted electric radiator, and which would make a generous double bedroom.

The sitting/dining room is an excellent size, with timber flooring, a feature fireplace with a stone hearth and oak mantel, double casement doors opening onto the rear garden, Velux windows, and a door leading to the stairs to the first floor landing.

Kitchen/breakfast room with timber effect flooring, an outlook over the rear garden, Velux windows, a range of shaker style wall and base units, a contrasting timber worktop, a sink with a mixer tap and drainer, and space and plumbing for a washing machine, tumble dryer, fridge freezer, cooker, and dishwasher.

First floor landing with a paddle staircase leading to the loft room, which has eaves storage cupboards, Velux windows, and carpeted flooring.

Three first floor bedrooms, all of which are double bedrooms, with bedrooms one and two benefiting from fitted wardrobes.

Bathroom with a UPVC double glazed window, an extractor fan, and a suite comprising a P-shaped bath with a wall mounted shower over and shower screen, a heated towel rail, a wash hand basin with a mixer tap over and storage beneath, and a WC.





Gardens & Grounds

To the front of the property is a generous block paved driveway, providing off road parking for two to three vehicles.

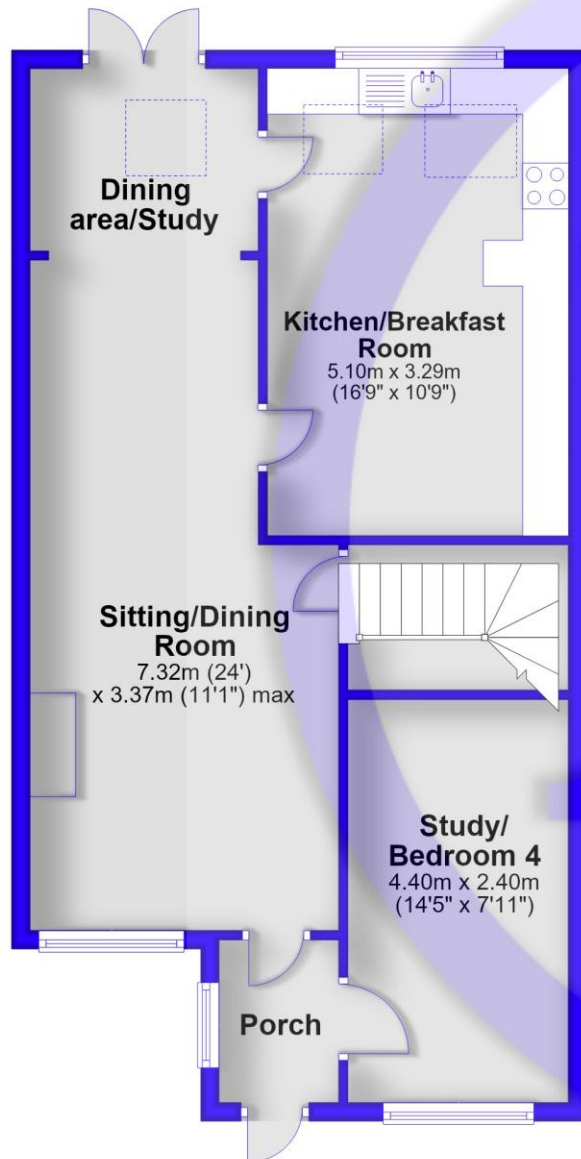
The rear garden is mainly laid to lawn, with an area of paved patio, a timber garden shed with power and light, panelled fencing, and a timber garden gate providing rear access.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: C
- Energy Performance Rating: E

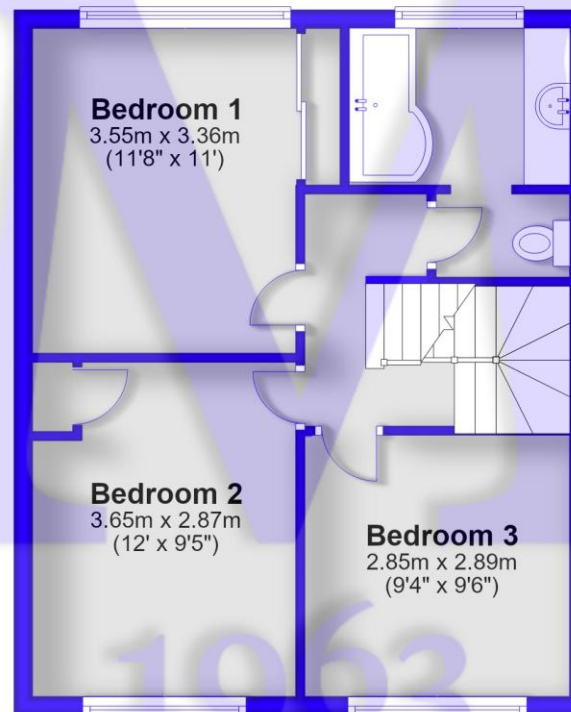
Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



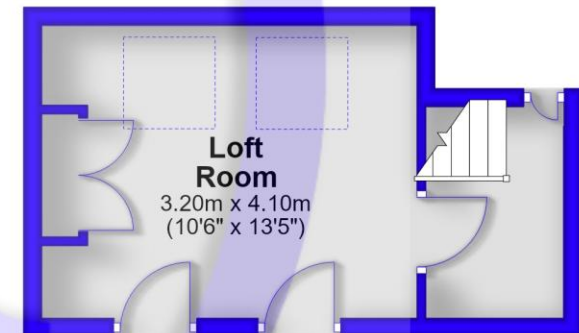
First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Second Floor

Approx. 16.8 sq. metres (180.7 sq. feet)

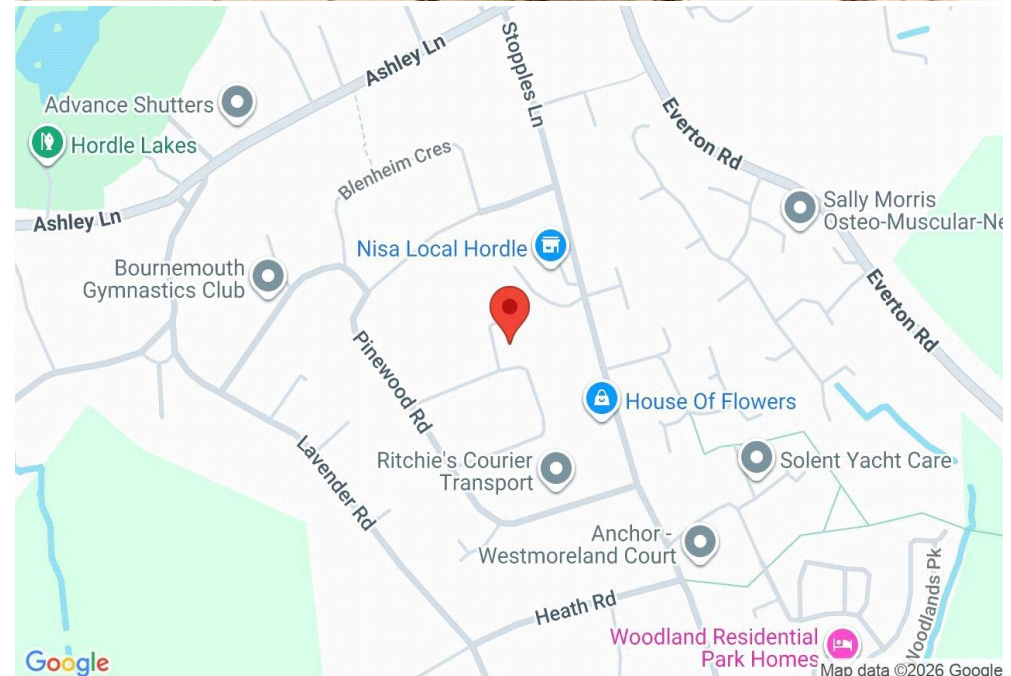


Total area: approx. 122.1 sq. metres (1313.8 sq. feet)



Situation

Hordle is a friendly village ideally placed between the Georgian town of Lymington and the lively market town of New Milton. It has an 'Outstanding' rated primary school, along with everyday essentials including a Co-op, pharmacy, village pub and sports ground. From here, it's easy to reach New Milton's railway station, Lymington's picturesque quay, the New Forest National Park and the beaches at Barton on Sea. Combining a welcoming village atmosphere with excellent local amenities and beautiful surroundings, Hordle is a wonderful place to call home.





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