



1 Pinewood Road, Hordle, SO41 0GN

£639,950

Mitchells
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*1 Pinewood Road
Hordle
Lymington
Hampshire
SO41 0GN*

A spacious, totally renovated and extended detached family home which occupies a generous south facing plot and is in catchment area for some of the best local schools. The property has been refurbished to a high standard and offers many appealing features, some of which include an impressive open plan kitchen/living/dining room, a snug lounge, a separate utility room and two stunning bathrooms. There is also a larger than average garage, landscaped gardens and excellent off road parking.

- Porch
- Entrance Hall
- Snug Lounge
- Kitchen/Living/Dining Room
- Downstairs WC
- Four Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Garage/Utility Room
- Driveway
- Private Garden



The Property

Covered porch to the front.

Entrance hall with high specification walnut laminate flooring, a recently fitted out downstairs WC, understairs storage and carpeted stairs leading to the first floor.

Snug lounge located to the front of the property with access to via the entrance hall, a built in tiled media centre with space for sunken television, a pleasant outlook over the front garden and timber casement doors leading to the kitchen/living/dining room.

The kitchen/living/dining room is a great space and enjoys a lovely southerly view over the landscaped rear garden. There is a continuation of the walnut laminate flooring from the entrance hall and ample space for both a lounge area and dining suite. The high specification kitchen is fully integral with Bosch integral items comprising a double oven, dishwasher, induction hob with extractor over, fridge freezer, midnight blue matching wall and base storage cupboards and light quartz worktops.

The garage/separate utility room is an open plan space with the garage currently partitioned to the front making it a storage room but could easily be reinstated into a garage. The utility area has tile effect vinyl flooring, a marble effect laminate worktop and ample storage. There is space for two washing machines, a tumble dryer and an American fridge freezer, sink and drainer, an outlook over the rear garden and door leading to the patio.

First floor landing with access to the roof space with pull down ladder.

Four double bedrooms, bedrooms one, two and three all with built in wardrobes, bedroom three enjoying a dual aspect and bedroom one with an ensuite shower room.

Ensuite shower room with fully tiled marble effect walls and floor, large walk in shower cubicle with static glass screen, full sized bath, low flush WC and wash hand basin in to vanity unit, ladder towel rail, extractor fan and window.

Family bathroom comprises a large walk in shower cubicle with static glass screen, fully tiled walls, tiled floor, low flush WC and wall hung wash hand basin into vanity unit with storage under, ladder towel rail, extractor fan and window.





Gardens & Grounds

To the front of the property there is off road parking for multiple vehicles and an area of lawn breaking it up from the road. There is pedestrian access to the larger than average garage and could easily be reinstated into a garage with up and over door.

The generous rear garden is south facing making an ideal suntrap and has recently been landscaped for ease of maintenance with various different seating areas with a large brick bordered patio adjoining the rear of the property with access via the kitchen or utility room, access to the left hand side of the property via a timber gate with an ample storage area, an area of artificial lawn and a picket fence providing a separate dog/children's play area to the rear of the garden.

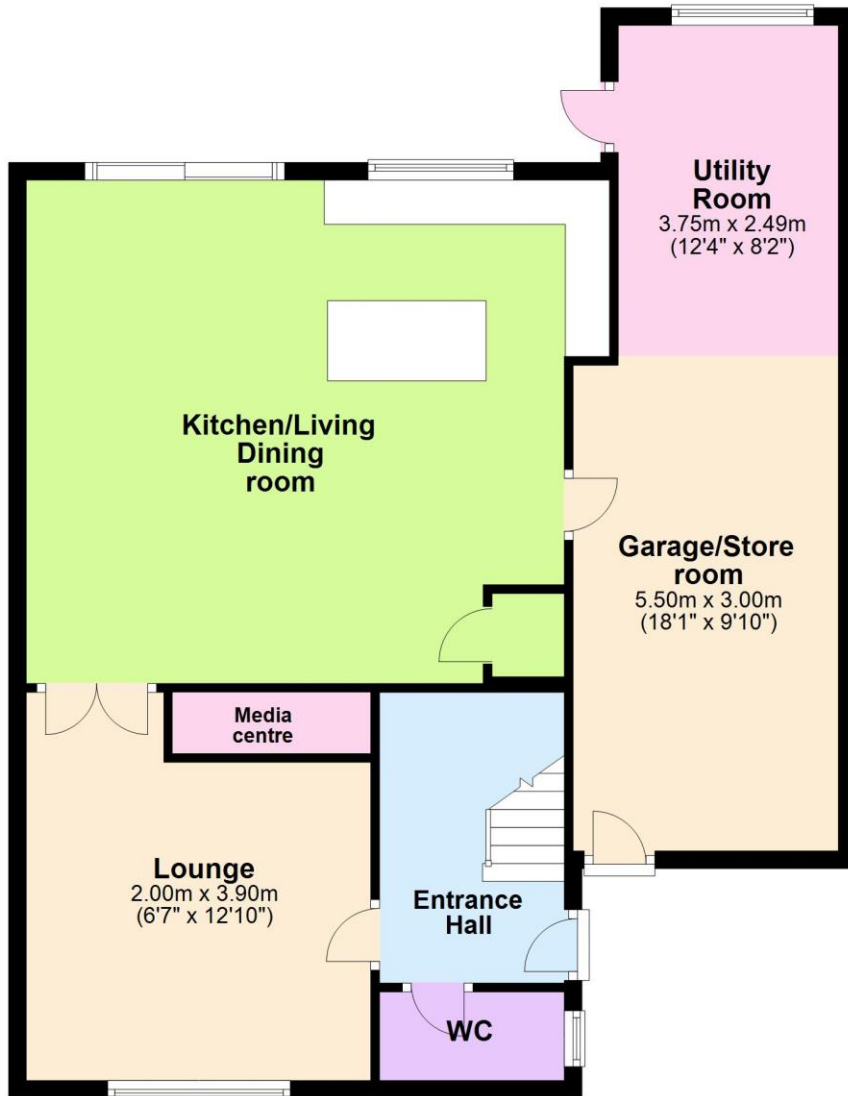


Services

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

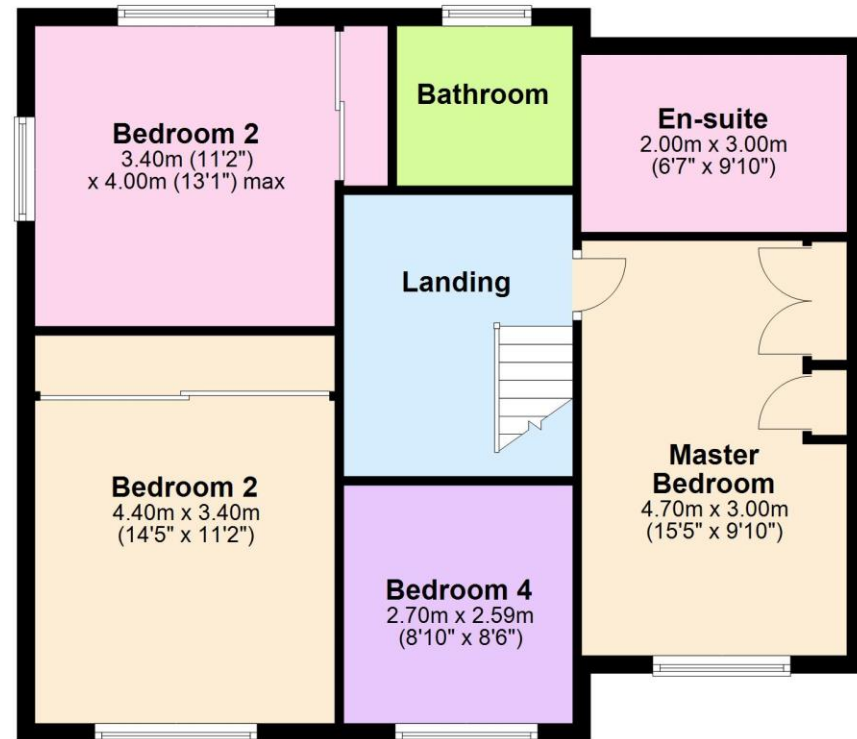
Ground Floor

Approx. 89.9 sq. metres (967.7 sq. feet)



First Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



Total area: approx. 159.1 sq. metres (1712.7 sq. feet)

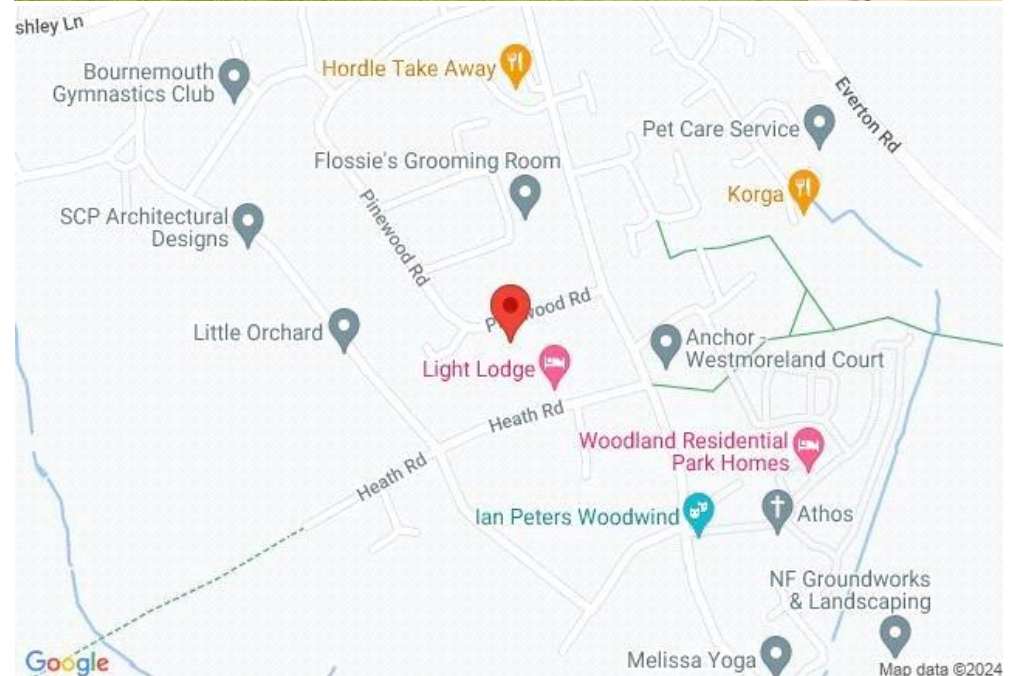
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

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 the next roundabout and take the second left into Hordle Lane. Take the first left into Stopples Lane, take the third left into Pinewood Road where the property will be seen on the left hand side.





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