



Burghley, 179 Everton Road, Hordle, SO41 0HE

£725,000

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Burghley
179 Everton Road
Hordle
Lymington
Hampshire
SO41 0HE

A superbly positioned detached chalet style property enviably located backing directly onto open farmland and benefitting from attractive and far reaching countryside views. The property is situated in a small lane off of Everton Road itself and other features include flexible accommodation offering four bedrooms, two bathrooms, a good sized kitchen/breakfast room and two further rooms ideal for use as a gym, home office, dependent relative, etc. An internal viewing is strongly recommended to fully appreciate the position and the outlook from the property.

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Landing
- First Floor Double Bedroom
- First Floor Bathroom
- Gym/Hobbies Room
- Home Office
- Off Road Parking
- Private Gardens



The Property

Entrance hall with attractive timber flooring, a UPVC double glazed front door and stairs to the galleried landing.

Superb double aspect sitting room with a lovely rural outlook, contemporary radiators, attractive timber flooring and twin UPVC double glazed casement doors onto the private patio.

Useful separate dining room with attractive timber flooring, casement door onto the patio and an attractive and far reaching outlook over fields.

Good sized kitchen/breakfast room with an extensive range of timber effect and grey wall and base units with a contrasting worktop with an inset one and a half bowl sink unit with mixer tap over, integrated Neff electric oven, four burner gas hob and extractor, space for washing machine, dishwasher, fridge and separate freezer, breakfast bar having a superb rural outlook, tiled flooring, ample room for kitchen table and a triple aspect.

Two ground floor double bedrooms one enjoying the rural outlook and the other with an extensive range of built in bedroom furniture.

Ground floor bathroom fitted with a white suite comprising a panel bath, a separate fully tiled shower cubicle with a thermostatic control shower, wash basin, WC, part tiled walls, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

First floor double bedroom with an excellent range of built in bedroom furniture, timber effect flooring and far reaching rural views.

Bathroom fitted with a white suite comprising a panel bath with an independent Mira shower over, wash basin, WC, part tiled walls, double glazed Velux window and access to a large storage area which could be converted to create more accommodation, if required, subject to any necessary permissions.

Home gym/studio with recess ceiling spotlights, twin light tunnels providing natural light and built in high level bed.

Home office with casement door onto the rear garden and a lovely outlook.





Gardens & Grounds

The property sits on a beautiful private plot with the front garden laid mainly to lawn with twin shingle driveways providing off road parking for at least three vehicles. A further attractive bound resin driveway and paved pathways.

To the side of the property is a private patio area taking full advantage of the sunny aspect.

The rear garden is a particular feature of the property being laid mainly to lawn with a texture paved patio, twin timber garden stores, a superb timber garden chalet taking full advantage of the views and a wonderful open and private outlook over farmland.

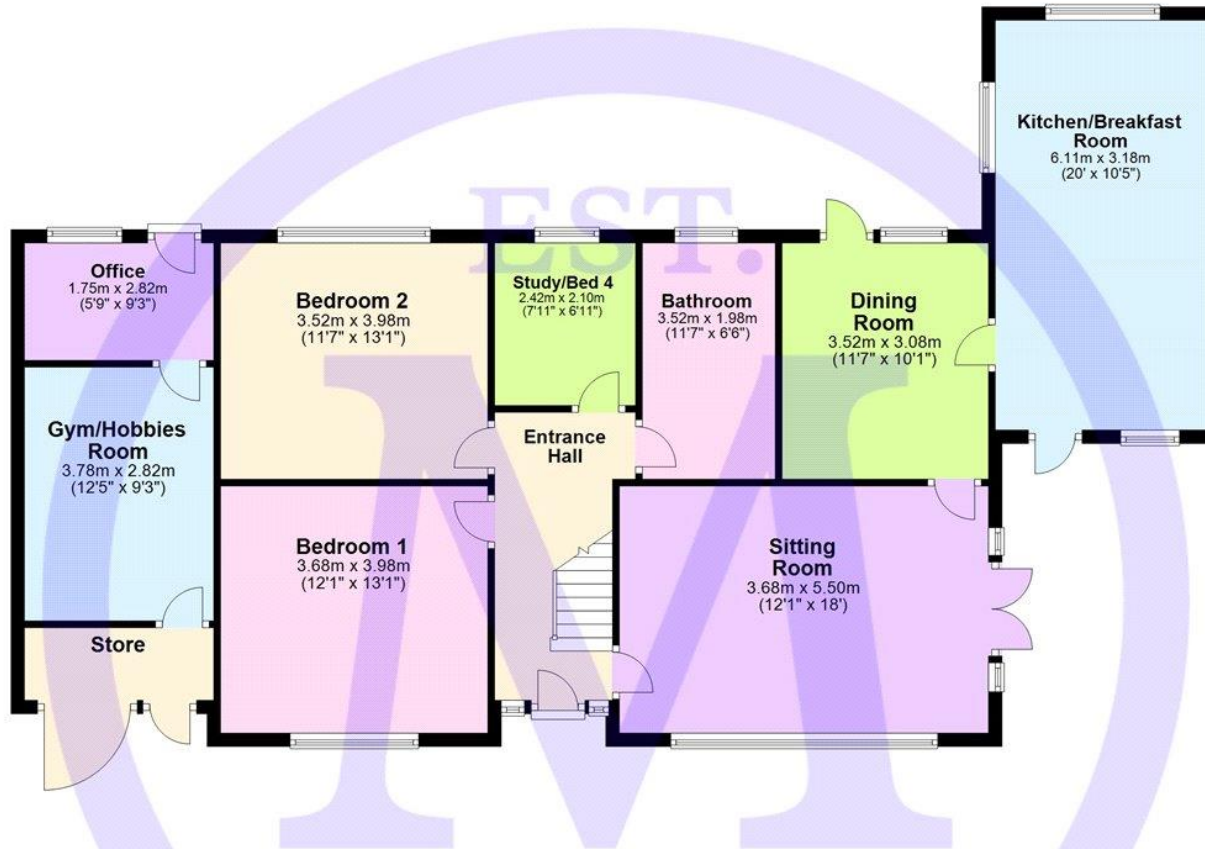
Services

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



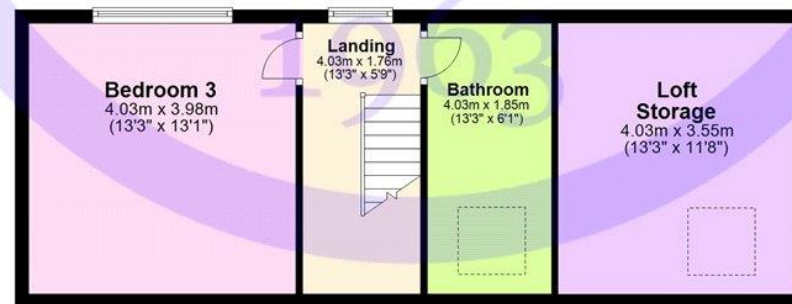
Ground Floor

Approx. 122.1 sq. metres (1314.7 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 168.3 sq. metres (1811.3 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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