



17 Berryfield Road, Hordle, SO41 0HQ

Offers Over £700,000

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*17 Berryfield Road
Hordle
Lymington
Hampshire
SO41 0HQ*

A substantial and immaculately presented detached chalet style residence situated in a peaceful location within the sought after village of Hordle. The property has been comprehensively modernised and updated in recent years and sits on a beautifully landscaped plot with a fantastic rear garden enjoying a good degree of privacy and a sunny aspect. Other features of this fantastic home include three reception rooms including a superb large sitting room and a sunny garden room, excellent first floor accommodation which could easily be configured in annexe type accommodation, if required, a fantastic master bedroom with an excellent range of high quality built in bedroom furniture and an ensuite shower room and an internal viewing is strongly recommended to fully appreciate both the quality and size of the property.

- Entrance Hall
- Sitting Room
- Garden Room
- Dining Room
- Kitchen/Breakfast Room
- Two Ground Floor Double Bedrooms
- Ensuite Shower Room
- Bathroom
- First Floor Sitting Room/Study
- Double Bedroom
- Shower Room
- Dressing Room
- Landscaped Gardens
- Double Garage



The Property

Entrance hall with understairs storage cupboard.

Superb large double aspect sitting room with feature Purbeck stone fireplace with a timber mantle and tiled hearth, recessed Clearview woodburning stove and twin UPVC double glazed casement doors onto the patio and rear garden.

Good sized separate dining room with hatch from the kitchen and double doors to the sitting room.

Stunning large garden room with low level cavity brick walls, UPVC double glazed windows, solid roof with inset roof lantern providing an abundance of light, twin casement doors onto the patio and a lovely private outlook over the rear garden.

Large kitchen/breakfast room fitted with an extensive range of units with soft closing drawers and doors and a contrasting stone effect worktop with an inset one and a half bowl sink unit with mixer tap over, integrated Bosch double electric oven, four burner gas hob and extractor, space for an American style larder fridge and dishwasher, breakfast bar, kickplate heater, a pleasant outlook to the front, corner carousel units, attractive wall tiling, under cupboard lighting and a contemporary radiator.

Two ground floor double bedrooms both with high quality built in bedroom furniture by Custom Fit of Poole and with the master bedroom having a feature bay window and a fully tiled ensuite shower room fitted with a modern white suite comprising a corner shower cubicle, wash basin with storage beneath, WC and a chrome ladder style heated towel rail.

Fully tiled family bathroom fitted with a modern white suite comprising a panel bath with a mixer tap over, folding shower screen, wash basin with storage beneath and WC.

First floor living room/study area with useful eaves storage.

First floor double bedroom with a high quality built in bedroom furniture and twin double glazed Velux windows.

Shower room fitted with a white suite comprising a shower cubicle with a Mira shower, wash basin with extensive storage beneath, WC, double glazed Velux window and a wall mounted electric heater.

Dressing room with a double glazed Velux window and providing access to the boiler room housing the approximately one year old Worcester gas fired boiler.

This first floor accommodation could easily be utilised as an annexe/individual unit, if required.

Utility room with built in storage, worktop with inset sink unit, space and plumbing for washing machine and tumble dryer and further useful storage areas.





Gardens & Grounds

The property sits on a beautifully landscaped plot with the front garden accessed via twin timber gates to a large block paviour driveway providing extensive off road parking, low brick wall divides from the pavement and shingle borders, mature conifers, flowers and shrubs.

The driveway extends along the side of the property to the carport providing covered parking for two vehicles and leading to the detached double garage with electrically operated roller door, pitched roof, power and light.

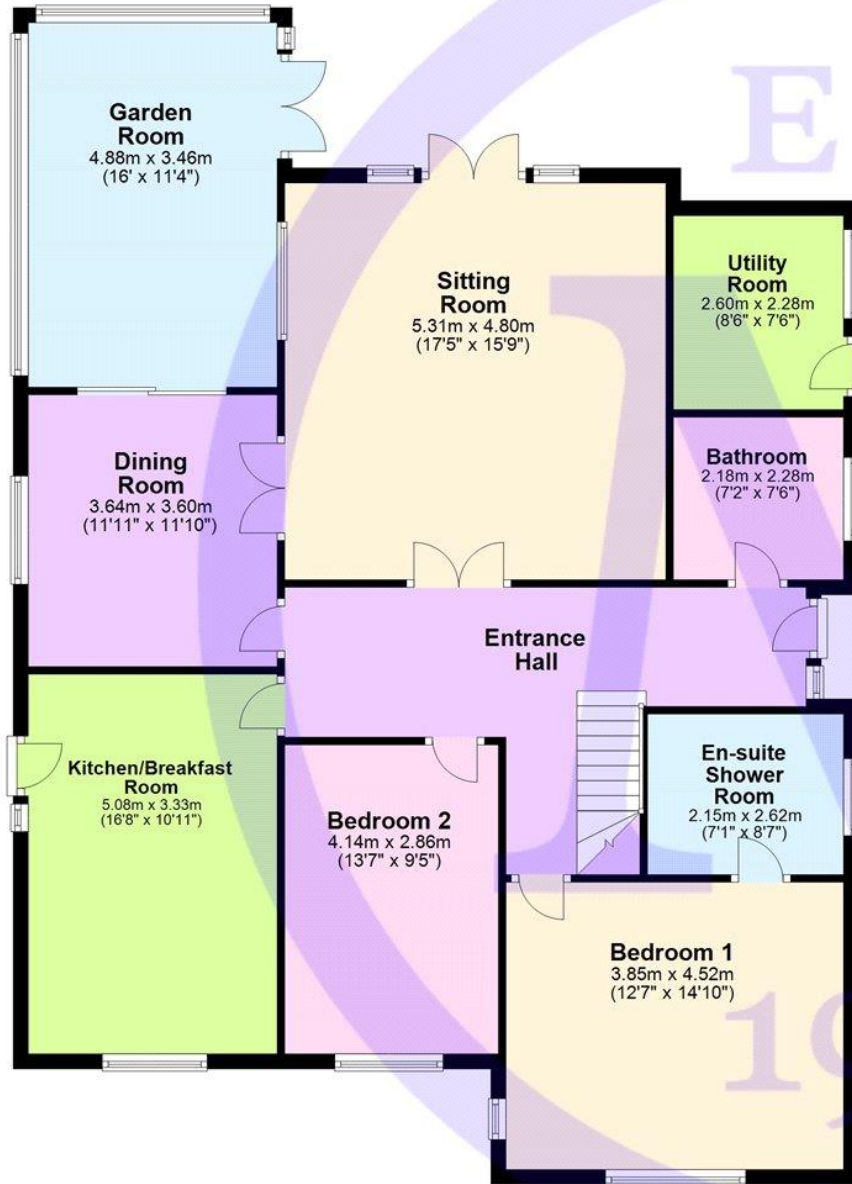
The rear garden is a particular feature having a good sized area of block paviour patio, a circular lawn with decorative brick edging, well stocked and mature borders providing a high degree of privacy and seclusion, superb Lugarde timber garden building recently installed and suitable for a variety of purposes, timber garden shed and a sunny aspect.

Services

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

Ground Floor

Approx. 139.4 sq. metres (1500.2 sq. feet)



First Floor

Approx. 57.4 sq. metres (618.2 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.

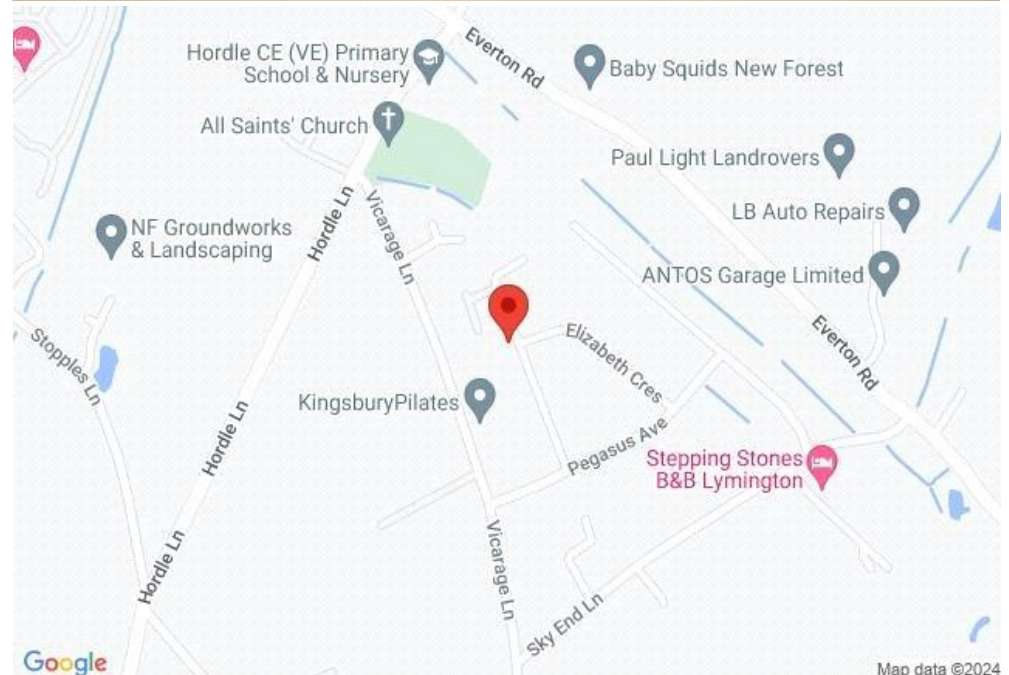
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Situation

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 turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. At the roundabout continue straight across and take the second turning left into Hordle Lane. Take the first turning right into Sky End Lane and bear left. Take the second right into Pegasus Avenue and the first left into Berryfield Road where the property will be found on the left hand side.





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