



40 Ashley Lane, Hordle, SO41 0GA

£650,000

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*40 Ashley Lane
Hordle
Lymington
Hampshire
SO41 0GA*

An attractive four double bedroom cottage style residence that has been extended on the ground floor and is presented in excellent condition throughout. Features of the property include a superb open plan kitchen/dining room, a separate utility room, a separate snug lounge and two bathrooms. Outside the property offers excellent off road parking and a large private rear garden. The property is situated close to the centre of Hordle within walking distance of shops and some of the area's leading schools. An internal inspection comes highly recommended.

- Entrance Hall
- Snug Lounge
- Kitchen/Dining Room
- Living Room
- Utility Room
- Four Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Off Road Parking
- Private Garden



The Property

Spacious entrance hall with original polished floorboards, custom built under stairs storage and additional alcove for coat hanging.

The snug lounge is located at the front of the property with a working log burner, a large bay window and original floorboards.

The impressive kitchen/dining forms part of the extension with a continuation of the original floorboards and is located to the rear of the property with an outlook over the rear garden and bifold doors leading to the patio. The kitchen has an excellent range of matching wall and base storage cupboards with timber worktops and integral items comprise of a double electric oven with gas hob, plumbed in American style fridge freezer and dishwasher.

The living room is open planned from the dining area with a feature fireplace housing the working log burner and a large bay window overlooking the front garden.

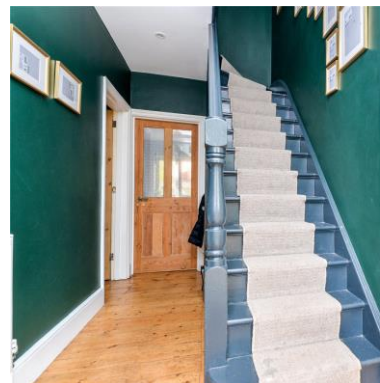
Separate utility room with storage, space and plumbing for tumble dryer and washing machine, door leading to the rear garden and access to the ground floor cloakroom with wash hand basin with mixer tap and window overlooking the rear garden.

First floor landing with access into the roof space via a large hatch with pull down ladder and a large southerly facing window giving an abundance of light into both the landing and the hallway.

Four generous double bedrooms, bedrooms one and two are located on the rear of the property with a lovely outlook over the rear garden. Bedroom one enjoys a vaulted ceiling and an en-suite shower room. Bedrooms three and four are both located to the front and bedroom four with a cupboard housing the high pressure system.

The en-suite shower room has been stylishly refitted with a large walk in shower cubicle with a static screen, low flush WC with concealed cistern into vanity unit with timber worktop, wash hand basin into vanity unit with storage under, window and ladder towel rail.

Main bathroom with full sized bath and shower fittings over, wall mounted controls, part tiled walls, low flush WC, ladder towel rail and a wash hand basin inset into vanity unit with drawers and cupboards under.





Gardens & Grounds

The front of the property is screened with a wall inset with wrought iron railings and some mature shrubs. There is a large gravel driveway offering excellent off road parking and timber gates to the left hand side leading to the rear garden with a storage area behind.

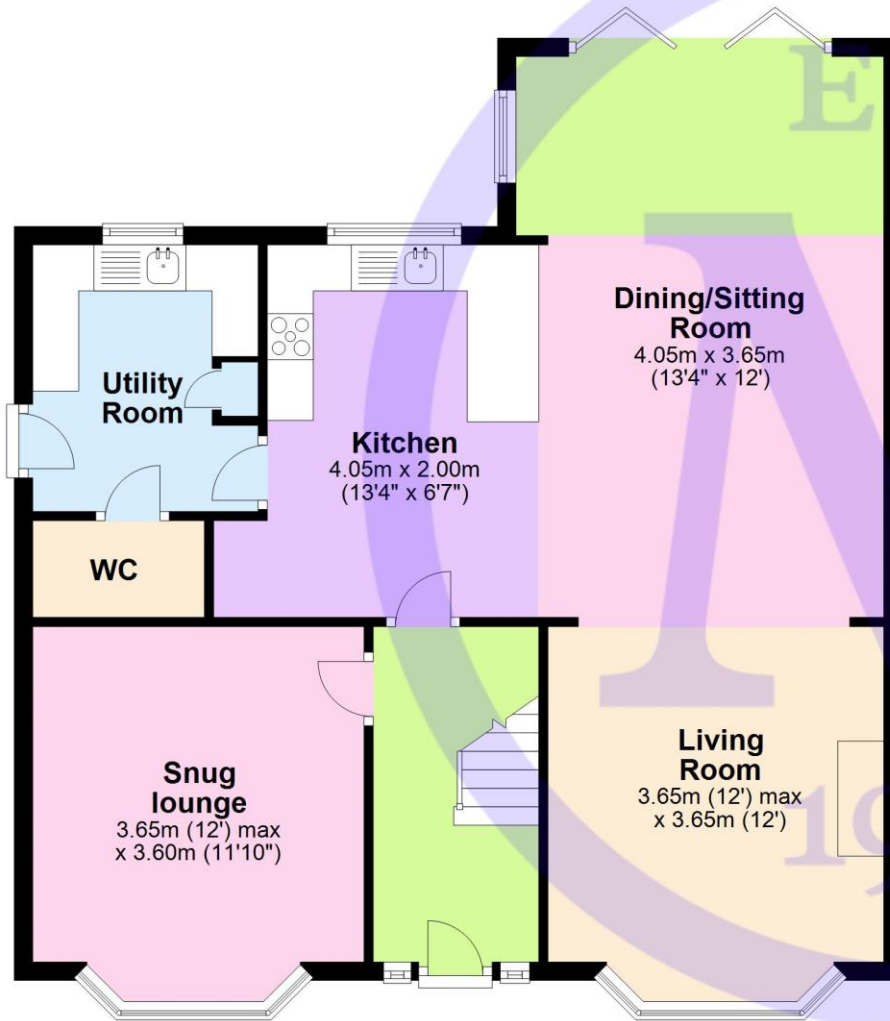
The rear garden is an impressive size with a generous patio and decking area adjoining the rear of the property with access via the bifold doors from the dining room. The majority of the garden is laid to lawn with mature shrubs surrounding offering a good degree of privacy.

Services

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

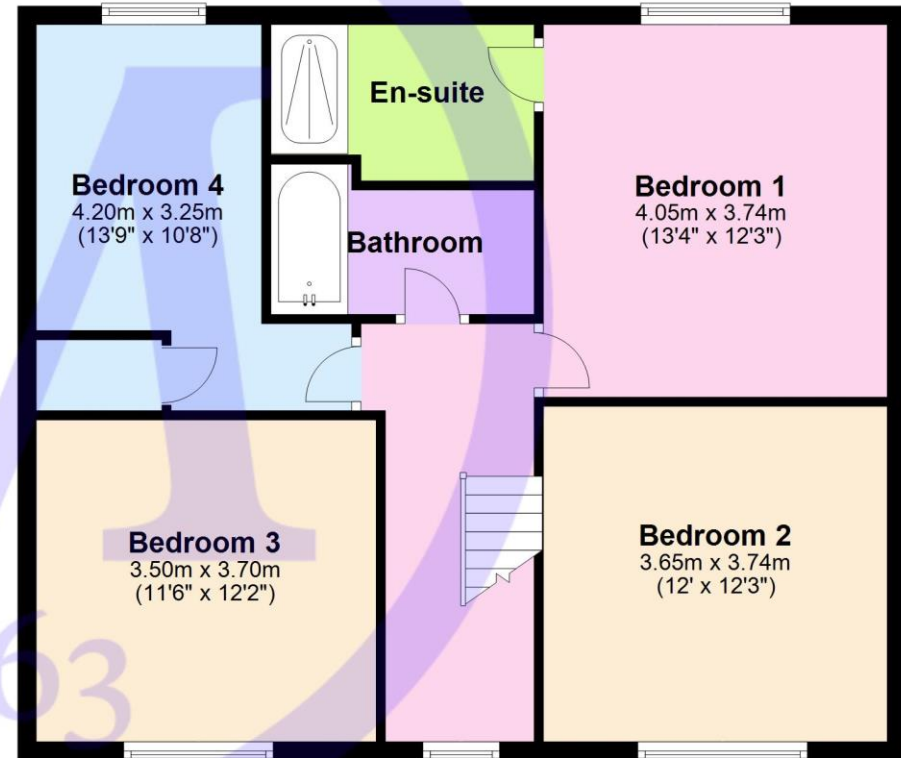
Ground Floor

Approx. 81.1 sq. metres (872.7 sq. feet)



First Floor

Approx. 72.1 sq. metres (775.6 sq. feet)



Total area: approx. 153.1 sq. metres (1648.3 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.'

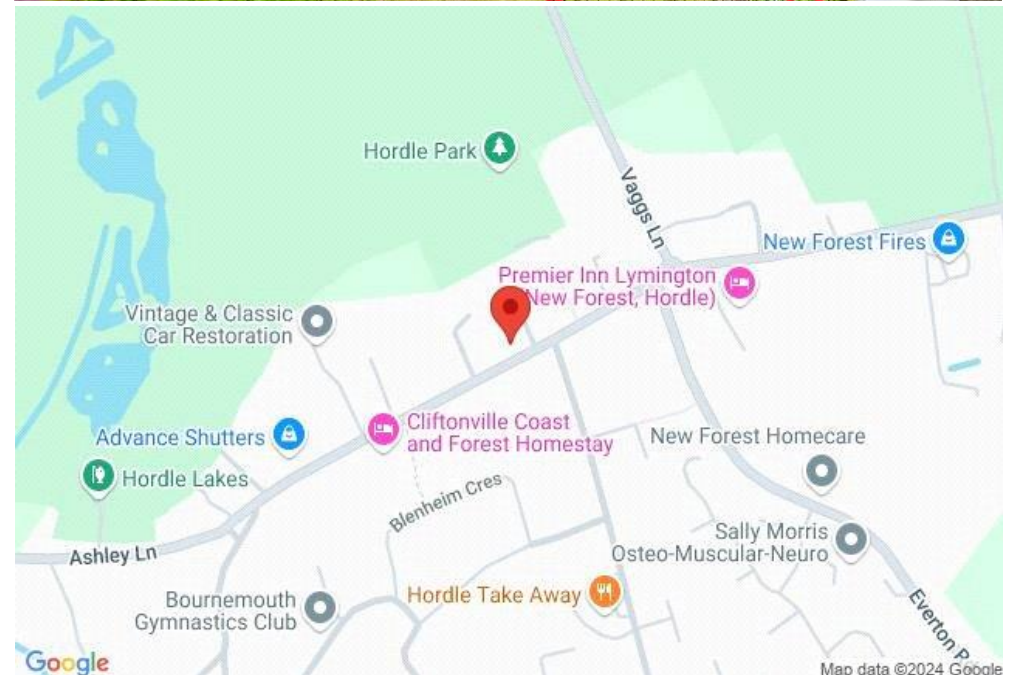
Plan produced using PlanUp.

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 proceed across the traffic lights into Ashley Road. Continue through the next set of lights. Upon reaching the crossroads at the centre of Ashley, continue straight across into Ashley Lane where the property will be seen after approximately two thirds of a mile on the left hand side.





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