



*52 Ashley Lane, Hordle, SO41 0GA*

*£380,000*

**Mitchells**  
1963 — TODAY







*52 Ashley Lane  
Hordle  
Lymington  
Hampshire  
SO41 0GA*

This highly deceptive three bedroom semi-detached house is situated just a short walk of the local shops and school, and offers bright and spacious accommodation with features including a generous kitchen/dining room, a utility room, two large double bedrooms and a fantastic sized rear garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Conservatory
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Driveway
- Single Garage
- Generous Garden





## The Property

Entrance hall with stairs to first floor landing, cupboard housing the modern Glow Worm boiler, understairs storage cupboard and double radiator.

The sitting room is situated at the front of the property with a large UPVC window, feature open fire with brick surround and tiled hearth, TV aerial point and picture rail.

The kitchen/dining room is a fantastic size with solid wood wall and base units with a contrasting worktop, stainless steel sink with mixer tap over and drainer, walk in larder, and this opens through to the dining room with ample space for a six seater table and chairs, and sliding patio doors leading into the conservatory.

The conservatory is constructed of floor to ceiling double glazed windows, polycarbonate roof, power and lighting.

Utility area with a UPVC door leading out to the driveway, UPVC window and space and plumbing for a tumble dryer, washing machine and tall stand up fridge freezer.

First floor landing with UPVC window, hatch to loft space, central heating controls and airing cupboard housing the hot water cylinder with slated shelves for storage.

On the first floor are three bedrooms, two of which are generous doubles both benefitting from built in storage and with bedroom two enjoying views over the rear garden.

Bedroom three is a lovely sized single with an outlook to the front of the property or would make an ideal study/home office.

The family bathroom has part tiled walls and a suite comprising a panel bath with mixer tap over, independent thermostatic shower attachments with shower screen, pedestal wash hand basin, WC, double radiator and UPVC window.







## *Gardens & Grounds*

To the front of the property is a tarmac driveway giving off road parking for two to three vehicles and giving access to the single garage with double opening doors, power, lighting and a pedestrian door to the rear garden.

The rear garden is a particular feature of the property with an area of textured stone patio with the rest of the garden laid to lawn with mature shrubs and trees and is securely fenced.

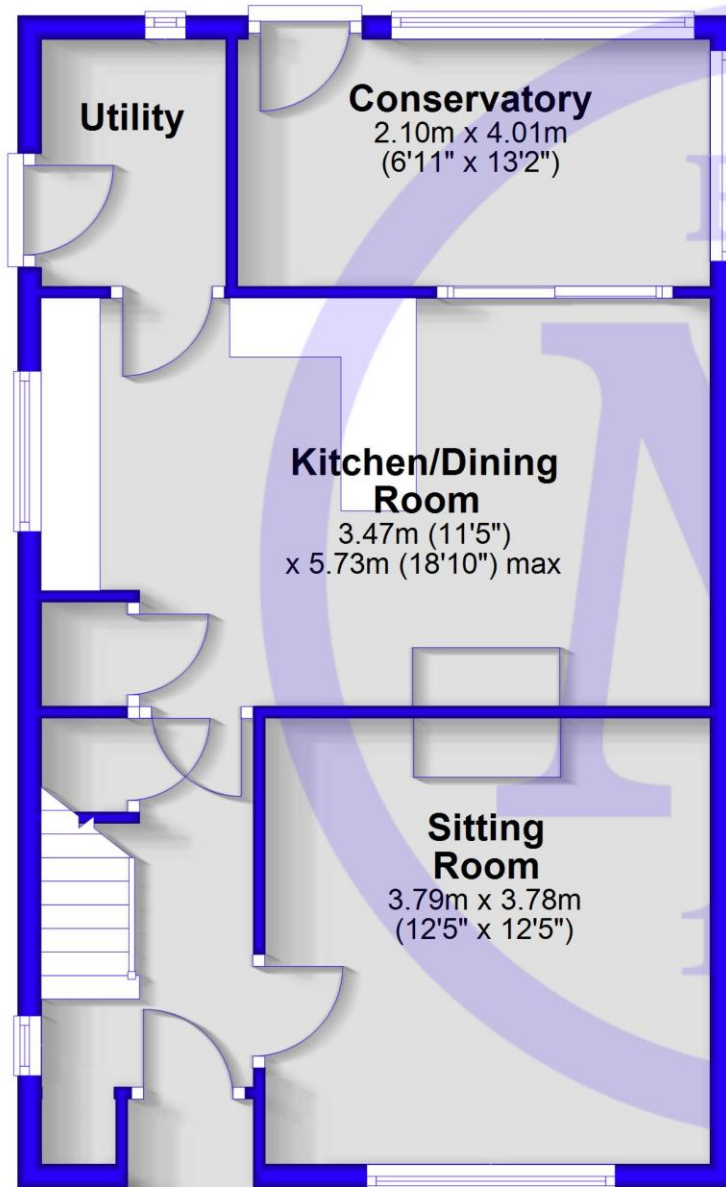
A viewing is highly recommended.

## *Services*

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

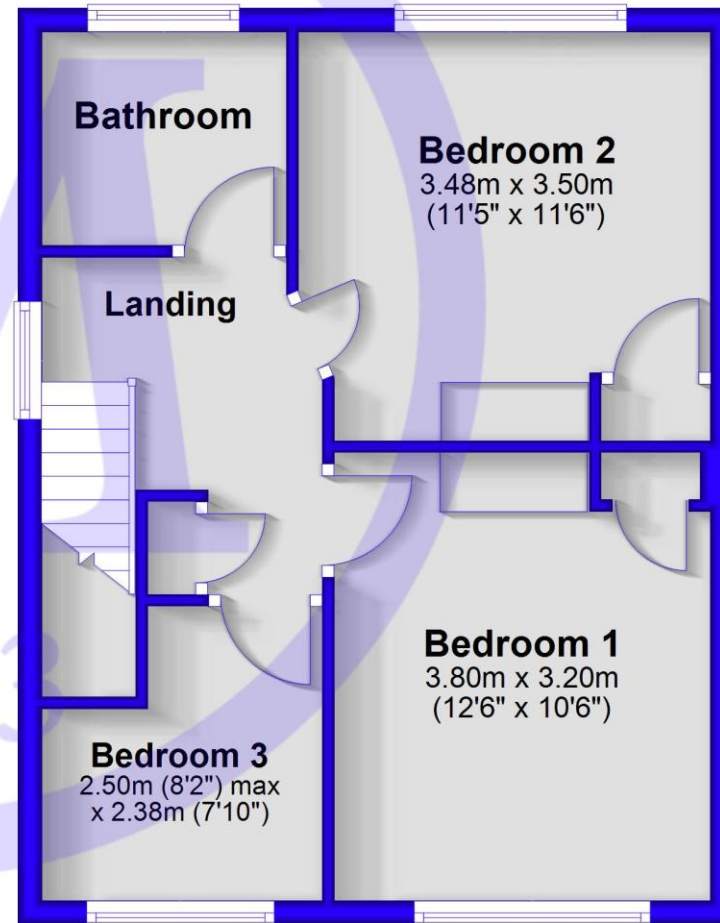
## Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

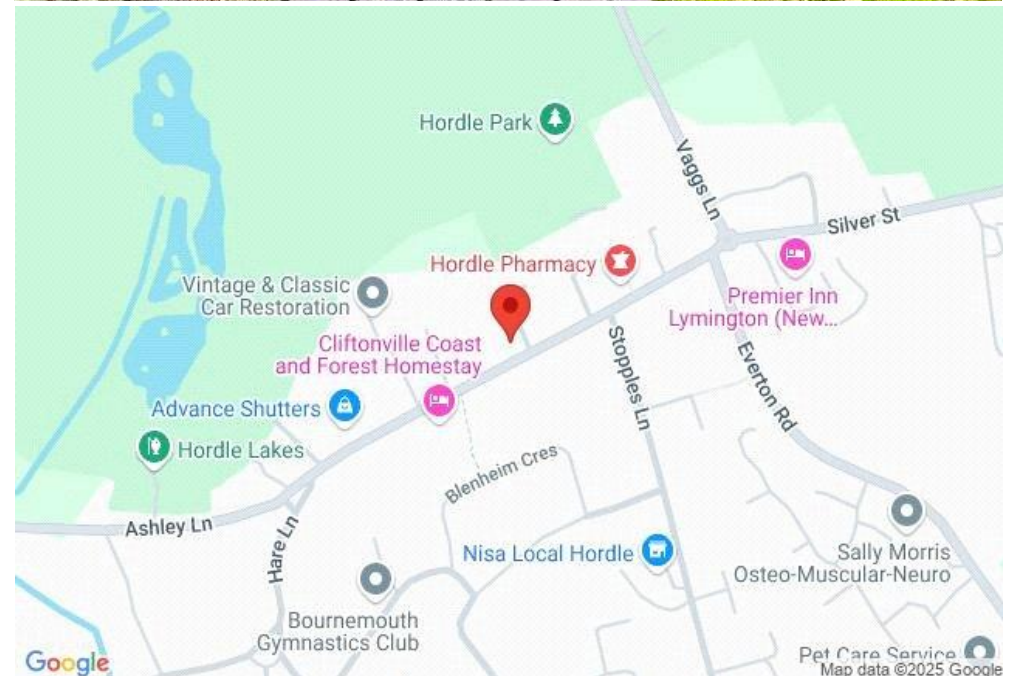


## Situation

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 continue straight across where the property will be found after a short distance on the left hand side.







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