



31 Lavender Road, Hordle, SO41 0GF

£545,000

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*31 Lavender Road
Hordle
Lymington
Hampshire
SO41 0GF*

This highly deceptive three double bedroom chalet bungalow is situated on this sought after road enjoying views over open farmland. The property offers bright and spacious accommodation with scope to extend and improve, subject to any necessary permissions. Other features include three reception rooms, a master bedroom with en-suite and a west facing garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Two Ground Floor Double Bedrooms
- First Floor Landing
- First Floor Double Bedroom
- En-Suite Shower Room
- Walk In Store Cupboard
- Driveway
- Garage
- Secluded West Facing Garden
- Carport



The Property

Entrance porch with useful coat hooks, electrical consumer unit and electric metre.

A glazed door leads through to the entrance hall with solid wood flooring which runs through to dining room, bedrooms and sitting room, radiator, central heating thermostat and airing cupboard housing the hot water cylinder and with slated shelves for storage.

The sitting room has a bright double aspect with views towards the garden, TV aerial point and sliding patio doors leading onto the garden.

The garden room is constructed of a dwarf cavity brick wall, UPVC double glazed windows, a solid roof and a UPVC door onto the patio and rear garden.

The kitchen/breakfast room has a bright westerly aspect with a large picture window enjoying views over the rear garden and across the open farmland, a selection of solid wood wall and base units with a contrasting worktop, stainless steel sink with double drainer, space and plumbing for a slimline dishwasher, washing machine, freestanding cooker with extractor fan over, tall stand up fridge freezer, undercounter fridge, breakfast table, wall mounted Worcester boiler and a UPVC door leading out to the carport and rear garden.

Double glass panel doors lead through to the dining room with stairs to the first floor landing and a UPVC window.

On the first floor landing is a Velux window and a walk in storage cupboard.

The master bedroom has a bright triple aspect with three modern Velux windows, radiator, double wardrobe and its own en-suite.

The en-suite comprises of a panel bath, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, a corner shower cubicle with sliding glass shower doors, a UPVC window and fully tiled walls.





Gardens & Grounds

To the front of the property is a driveway giving access to double gates which lead through to the carport and garage and gives off road parking for four to five vehicles.

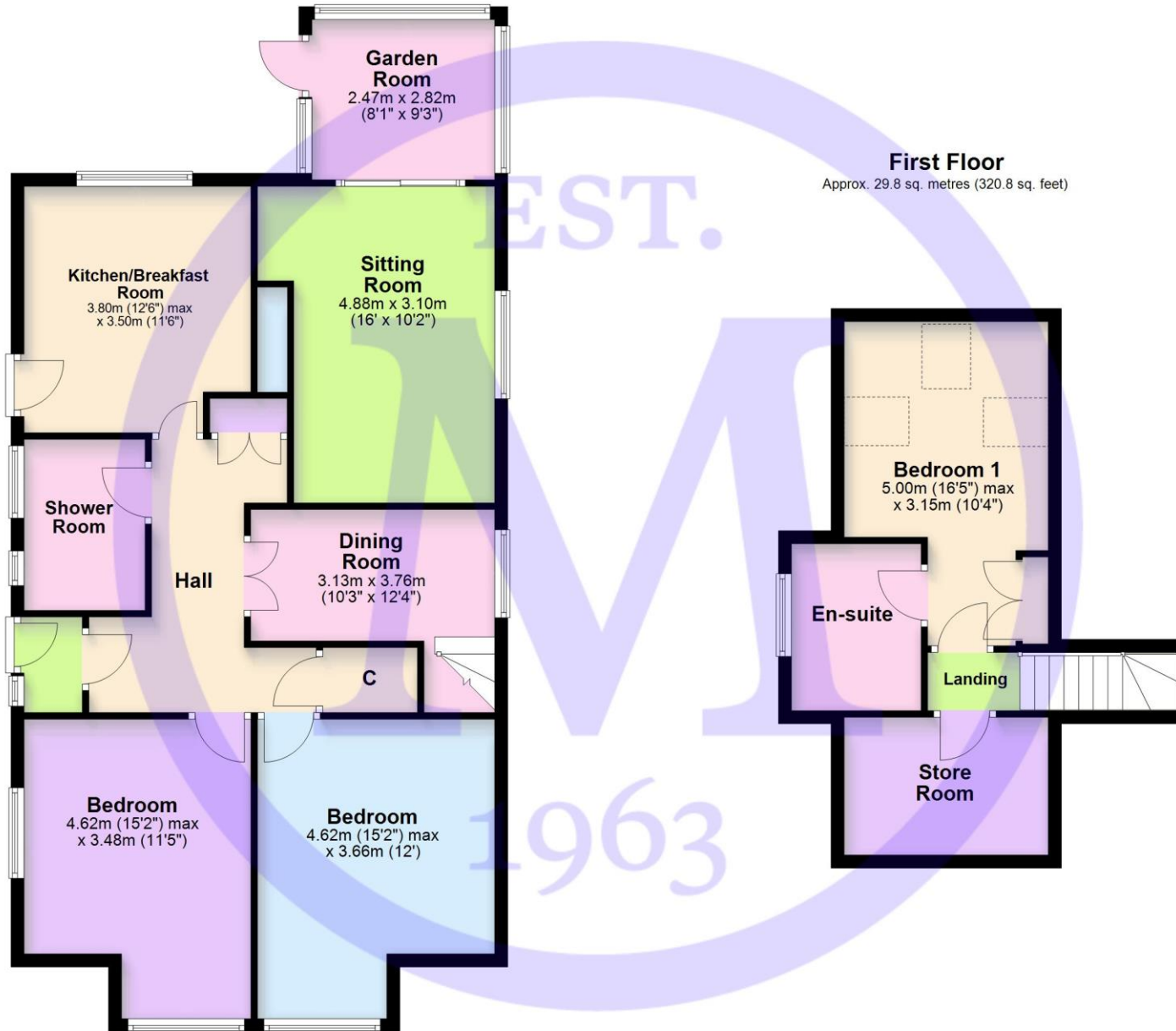
To the rear of the property is a single garage with up and over door, a carport with polycarbonate roof and with the rest of the garden laid to lawn with high level hedging making the garden extremely private and secluded, enjoys open views across farmland and has a bright westerly aspect.

Services

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

Floor Plan

Approx. 97.3 sq. metres (1046.8 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.8 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.

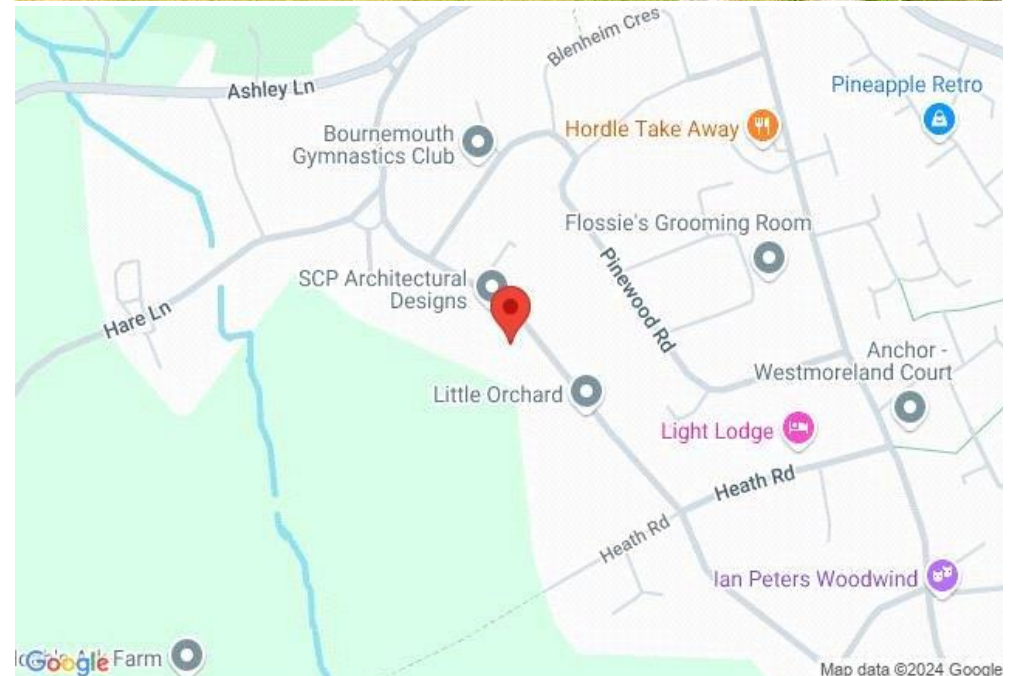
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Situation

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 next roundabout continue straight across and take the second turning left into Hordle Lane. Take the first left into Stopples Lane, second left into Heath Road, first right into Lavender Road where the property will be found on the left hand side.





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