



*10 Monterey Drive, Hordle, SO41 0YD*

£425,000

**Mitchells**  
1963 — TODAY



*10 Monterey Drive  
Hordle  
Lymington  
Hampshire  
SO41 0YD*

This rare opportunity to purchase this brand new two double bedroom detached house that is situated in the heart of Hordle village and walking distance of the local schools and shops. The property has been built to an excellent specification and features include two reception rooms, a ground floor cloakroom, a private garden, a driveway and an electric vehicle charging point.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Private Garden
- Driveway
- Electric Vehicle Charging Point
- 10 Year Build Zone Insurance



## The Property

The front door leads through to the entrance hall with timber effect flooring running through the entirety of the ground floor, stairs to the first floor landing and a radiator.

The ground floor cloakroom is a spacious room with a modern suite comprising of a wash hand basin with a mixer tap over and storage beneath, a heated towel rail, a WC and a UPVC window.

The main sitting room is a lovely size with double casement doors leading out to the garden, a TV aerial point and an understairs storage cupboard.

This opens through to the kitchen/dining room with a bright double aspect, ample space for a table and chairs and with luxury kitchen fittings comprising of grey shaker style wall and base units with a contrasting marble effect worktop, a ceramic sink with a mixer tap over and a drainer, a four burner electric hob with a splashback and an extractor fan over, an undercounter oven, a dishwasher and space for a tall stand up fridge freezer.

First floor landing with a hatch to the loft space, an airing cupboard housing the Worcester central heating boiler and a separate utility cupboard with double opening doors and space and plumbing for a washing machine and a tumble dryer.

On the first floor are two double bedrooms with the master benefitting from a built in cupboard, a UPVC window and ample space for furniture.

The family bathroom has been finished to an extremely high standard with a suite comprising of a P shaped bath with a mixer tap over, a glass shower screen and electric Tritan shower attachments, a WC, a wash hand basin with a mixer tap over and storage beneath, a tiled splashback, timber effect flooring, a heated towel rail, a heated mirror with a built in clock and lighting, part tiled walls and a UPVC window.





## *Gardens & Grounds*

To the front of the property is a block paved driveway giving off road parking for approximately two vehicles.

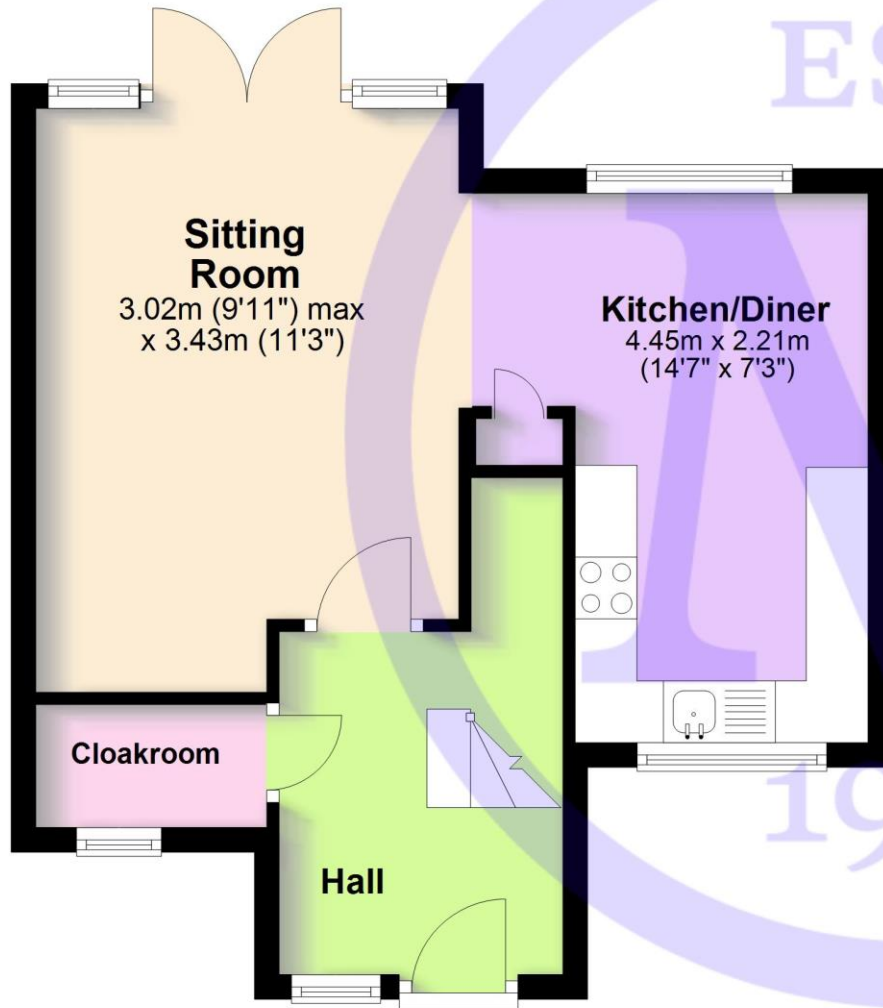
The rear garden is extremely private and secluded with high level fencing, most of the garden laid to lawn and access down the side of the property.

## *Services*

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

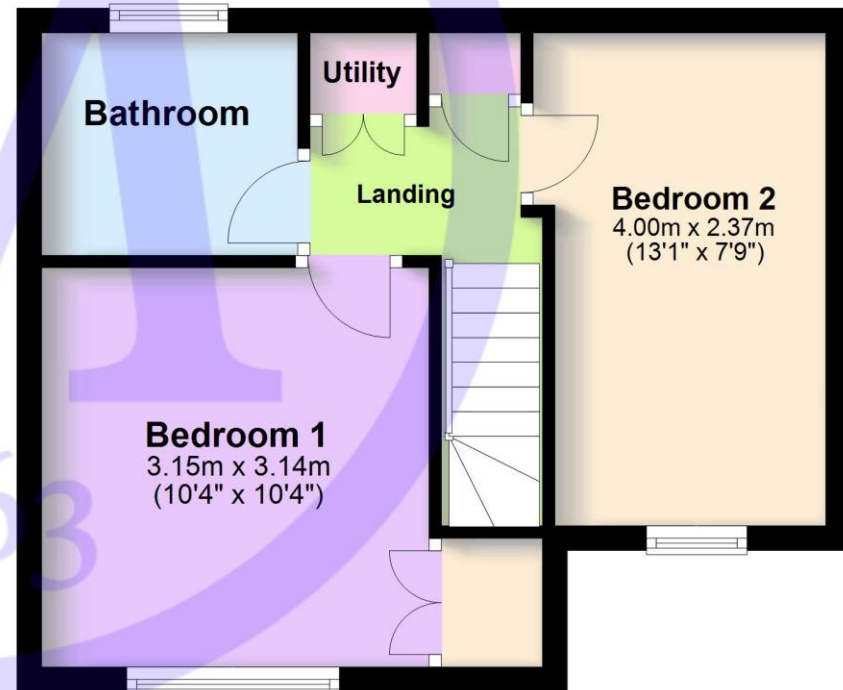
## Ground Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



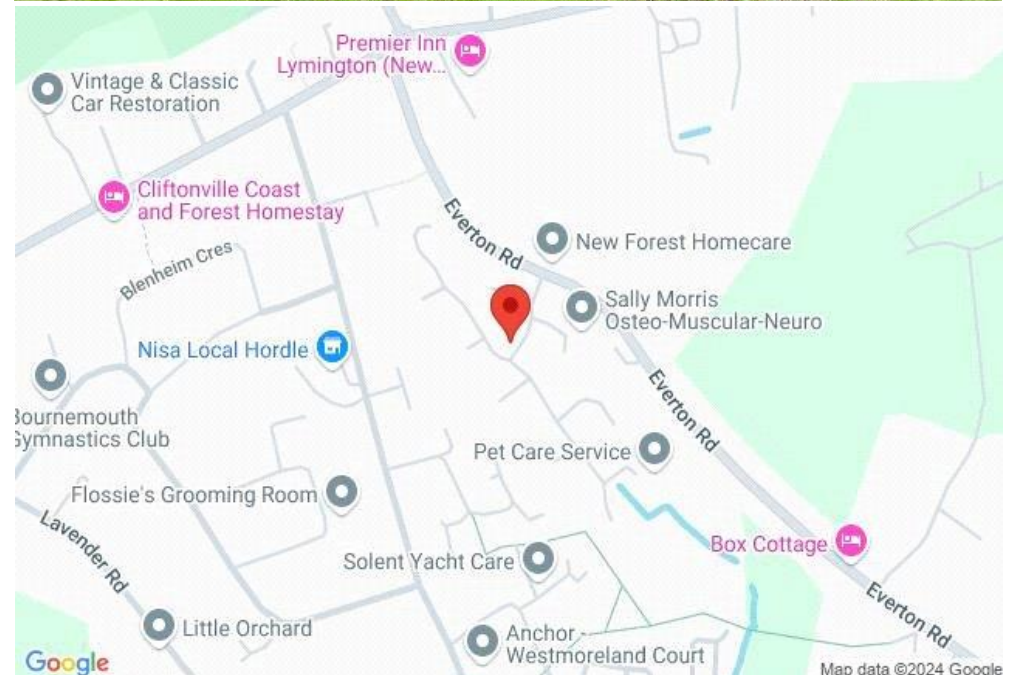
10 Monterey Drive, Hordle, Lymington

## 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. Continue across at the next roundabout and take the second turning left into Hordle Lane. At the end turn left into Everton Road, take the first turning left into Monteray Drive where the property will be found on the right hand side.





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