



*34 Wisbech Way, Hordle, SO41 0YQ*

£650,000

**Mitchells**  
1963 — TODAY





*34 Wisbech Way  
Hordle  
Lymington  
Hampshire  
SO41 0YQ*

This fantastic four bedroom detached house is situated just a short walk of the local school and walking distance of the local shops and bus route. The property offers bright and spacious accommodation with features including three reception rooms, a high specification kitchen, a master bedroom with an en-suite, an integral garage and a sunny and secluded south facing garden.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Orangery
- Utility Room
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Integral Garage
- South Facing Garden





## The Property

Entrance hall with carpeted flooring, stairs to first floor landing, electrical consumer unit and an understairs storage cupboard.

The sitting room is situated at the front of the property with double casement doors leading through to the dining room, TV aerial point and a large UPVC window overlooking the front of the property.

The kitchen/dining room is a particular feature of this property with a fantastic range of grey gloss wall and base units with a contrasting marble worktop, integrated appliances include a five burner gas hob with extractor fan over, dishwasher, tall stand up fridge freezer, eye level oven, breakfast bar, recess ceiling spotlights, tiled flooring, underfloor heating and opens through to the orangery.

The orangery overlooks the rear garden with a ceiling lantern, a UPVC window, double casement doors, TV aerial and underfloor heating.

Utility room with matching wall and base units with a contrasting granite worktop, stainless steel sink with mixer tap over and drainer, UPVC door out to the garden and a pedestrian door through to the rear of the garage.

Ground floor cloakroom with modern suite comprising a wall hung wash hand basin with mixer tap over and tiled splashback, WC with hidden cistern, UPVC window and tiled flooring.

On the first floor landing is a light tube bringing in natural light, hatch to loft space and an airing cupboard housing the pressurised hot water cylinder.

On the first floor are three lovely double bedrooms with the master benefitting from its own luxury en-suite shower room and giving ample space for a king sized bed and wardrobes.

The en-suite comprises of a walk in shower with thermostatic shower attachments and glass shower door, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, fully tiled walls, UPVC window and heated towel rail.

Family bathroom with fully tiled walls and suite comprising a WC, wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over and hand held shower attachment, UPVC window and mirror with built in light.

Bedroom four would make an ideal child's bedroom or home office, enjoys views over the rear garden and recess ceiling spotlights.





## *Gardens & Grounds*

To the front of the property is a tarmac driveway giving off road parking for approximately three vehicles and giving access to the garage.

The garage has an electric up and over door, useful shelving, door to the garden, power and lighting.

The rear garden is extremely private and secluded and has been beautifully landscaped with high level fencing, a large area of patio with a raised lawn and mature and colourful borders.

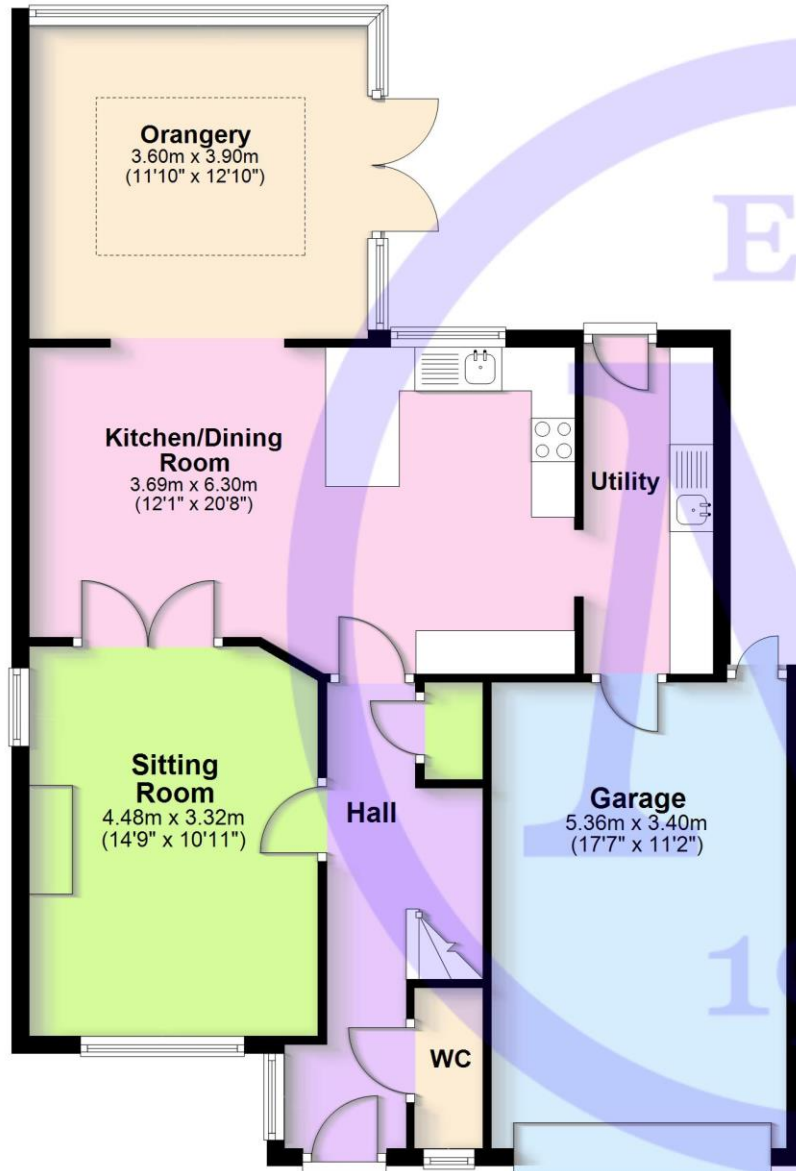
## *Services*

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



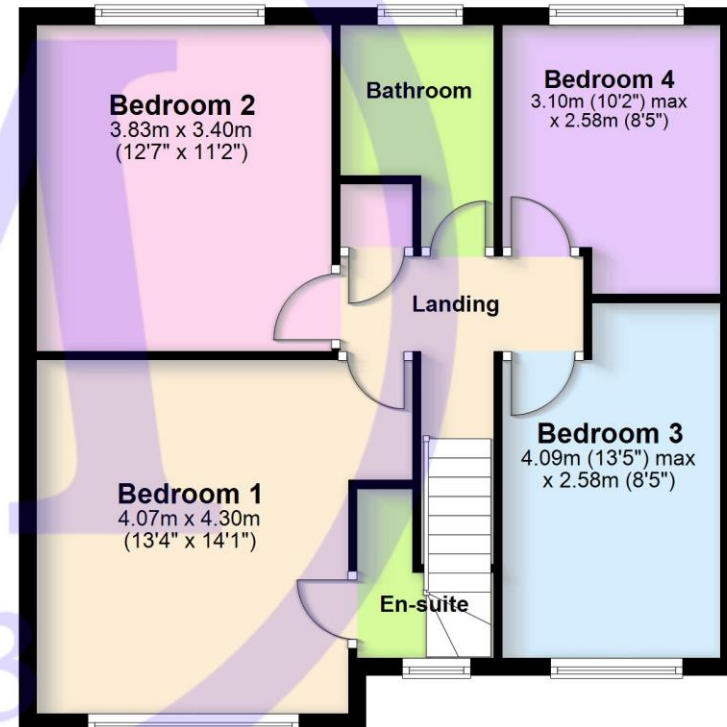
## Ground Floor

Approx. 87.8 sq. metres (945.5 sq. feet)



## First Floor

Approx. 59.8 sq. metres (643.7 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.

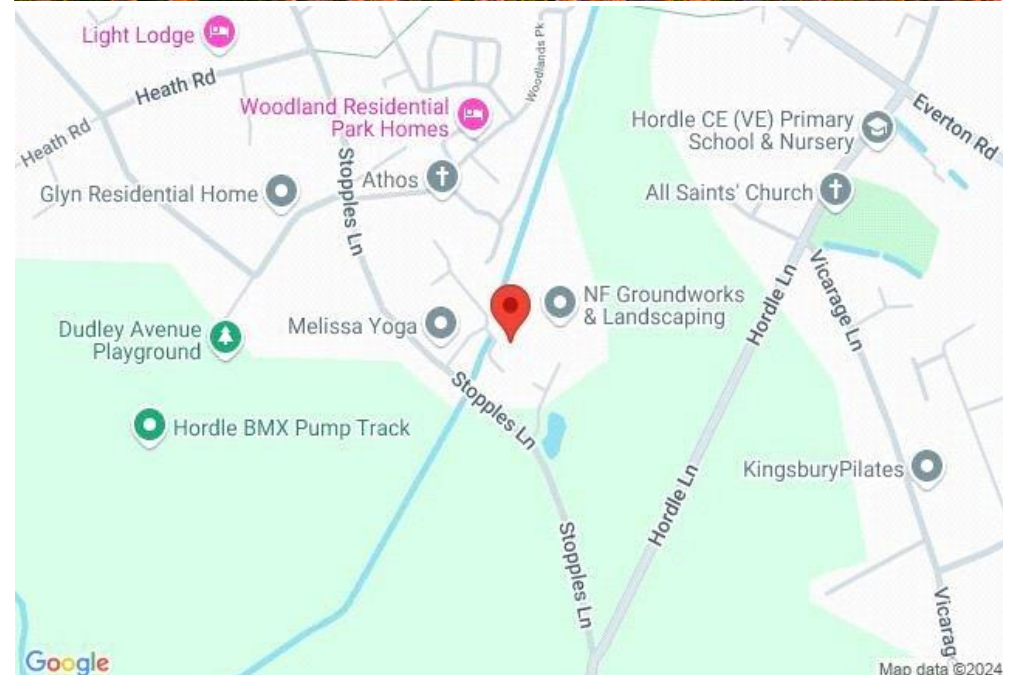
**34 Wisbech Way, Hordle, Lymington**

## 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 down Station Road. Upon reaching the mini-roundabout turn left onto Lymington Road and after approximately 2.5 miles turn left (opposite the Royal Oak pub) into Downton Lane. Continue for approximately  $\frac{3}{4}$  of a mile, turn left into Stopples Lane, after 500 yards, turn right into Wisbech Way and the property will be found after a short distance on the right hand side.







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