



*43 Acacia Road, Hordle, SO41 0YG*

*£560,000*

**Mitchells**  
1963 — TODAY



*43 Acacia Road  
Hordle  
Lymington  
Hampshire  
SO41 0YG*

A superb five bedroom detached family house situated on possibly the finest plot on the development and within walking distance of the popular village shops and the sought after local school. Other features of the property include three reception rooms including a fantastic garden room, excellent off road parking, a ground floor cloakroom, a separate utility room and a fantastic large plot with a private wooded backdrop.

- Entrance Hall
- Sitting Room
- Dining Room
- Garden Room
- Kitchen
- Utility Room
- Cloakroom
- Ground Floor Bedroom Five/Home Office
- Landing
- Four Bedrooms
- Bathroom
- Off Road Parking
- Large Gardens



# The Property

Entrance hall with UPVC double glazed front door.

Beautiful sitting room with attractive timber flooring, feature bay window, stairs to the first floor and handsome fireplace with a stone backing and hearth.

A wide arch leads through to the separate dining room with attractive timber flooring and twin UPVC double glazed casement doors into the garden room.

Superb large garden room with cavity brick walls, UPVC double glazed windows, tiled flooring and a pitched roof, twin UPVC double glazed casement doors onto the patio and a beautiful private outlook over the large rear garden.

Kitchen fitted with a range of timber effect wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, tiled flooring, built in double electric oven, five burner gas hob and extractor, space for large fridge freezer, UPVC double glazed door to outside and a lovely outlook over the rear garden.

Separate utility room with space for a washing machine and tumble dryer.

Ground floor cloakroom fitted with a white suite and tiled flooring.

Ground floor bedroom five/home office with timber effect flooring, a double aspect, an outlook to the front, recess ceiling spotlights and a UPVC double glazed casement door to the side.

First floor landing with trap to the roof space and an airing cupboard housing the hot water cylinder.

Four first floor bedrooms with the master bedroom benefitting from a large double built in wardrobe.

Fully tiled bathroom fitted with a white suite comprising a panel bath with a mixer tap and independent shower over and folding glass shower screen, wash basin, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights and an extractor fan.





## *Gardens & Grounds*

The property sits on a fantastic large plot, much larger than usual for this development with the front garden having a good sized shingle driveway with two accesses and off road parking for numerous vehicles. The remainder of the front garden is laid mainly to lawn with mature hedging providing a good degree of privacy.

There is a good sized area of side garden which could be used for caravan or boat storage, if required, subject to any necessary permissions.

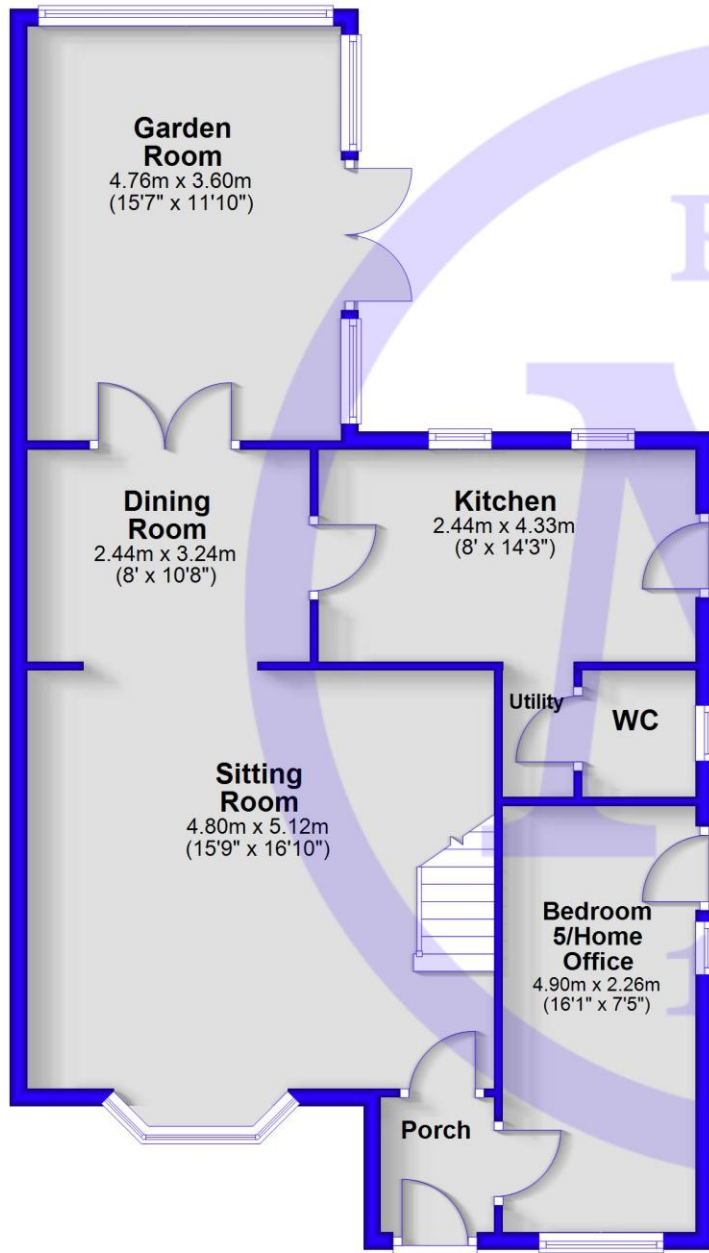
Adjoining the rear of the property is a large area of textured paved patio with decorative brick edging and steps down to a good sized area of lawn, a raised decking area taking fully advantage of the evening sun, useful covered area to the side of the property ideal for storage, a large raised decking area at the end of the garden, timber balustrade having a lovely outlook to the woods to the rear, a raised rockery and a small ornamental fishpond.

## *Services*

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

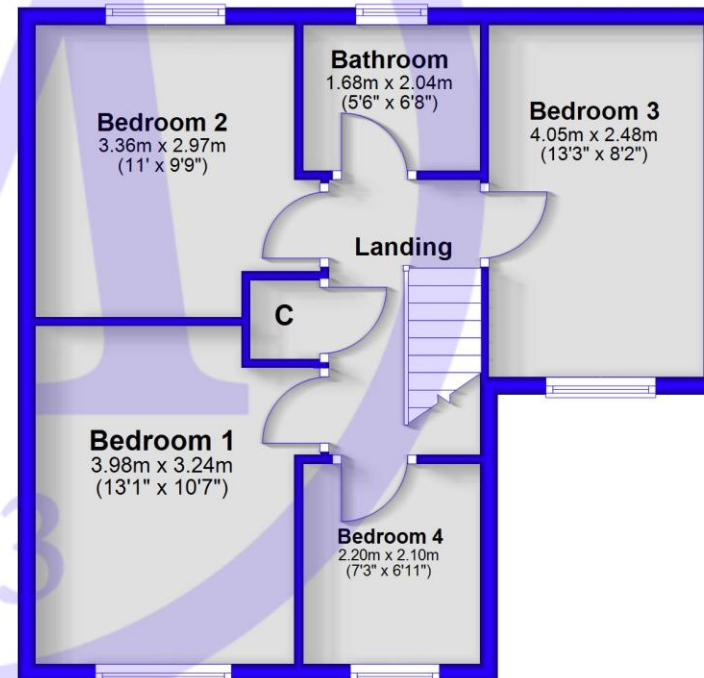
## Ground Floor

Approx. 79.1 sq. metres (851.9 sq. feet)



## First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



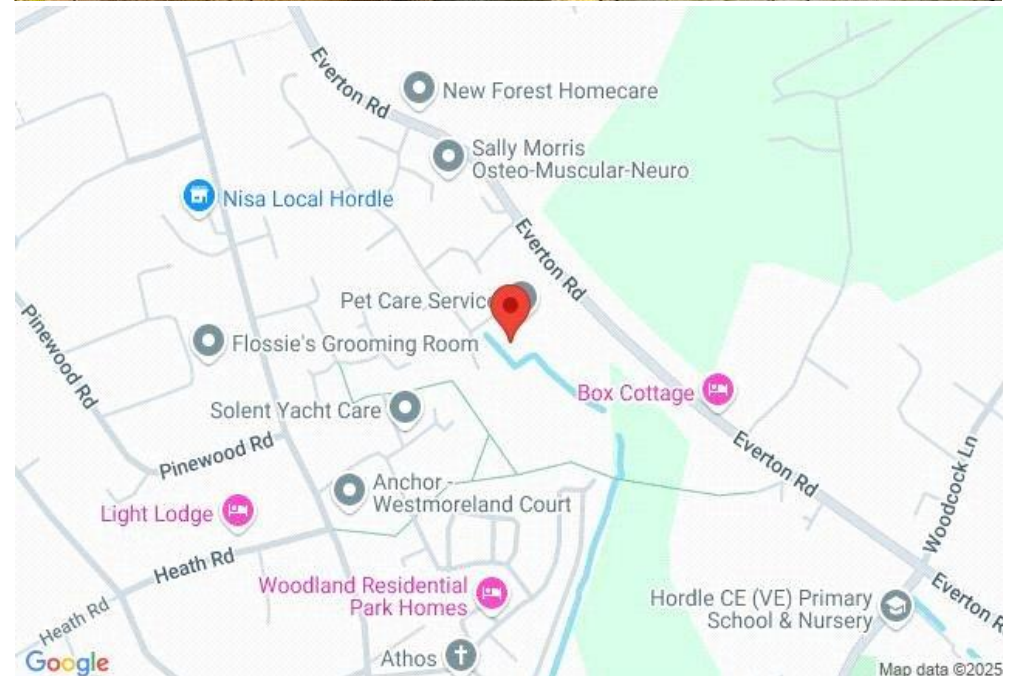
Total area: approx. 127.0 sq. metres (1367.4 sq. feet)

## 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 village of Ashley, continue straight across at the crossroads into Ashley Lane. After approximately half a mile turn right into Everton Road. Take the first right into Sycamore Road. At the end bear left into Acacia Road where the property will be seen towards the end of the left hand side.





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