



*Coningsley House, Vaggs Lane, Hordle, SO41 0FP*

£1,250,000

**Mitchells**  
1963 — TODAY



*Coningsley House*  
*Vaggs Lane*  
*Hordle*  
*Lymington*  
*Hampshire*  
*SO41 0FP*

Coningsley House is a large, detached Edwardian residence set in a well-established garden and four acres of paddock, located between the forest villages of Tiptoe and Sway. Built in 1911, the main house is constructed with red brick cavity walls under a pitched clay tile roof, and it retains high ceilings along with many original period features. Boasting five well-appointed double bedrooms, Coningsley House is perfectly suited for family living and entertaining. It has been a much-loved family home and has been thoughtfully improved by the current owners over the past thirty-eight years.

- Porch
- Entrance Hall
- Sitting Room
- Family Room
- Study
- Garden Room
- Kitchen
- Utility Room
- Boot Room
- Two WC's
- Landing
- Three Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Laundry Room
- Second Floor Landing
- Two Double Bedrooms
- Double Garage
- Two Stables
- Two Field Shelters
- Barn



## The Property

An enclosed porch leads through to the welcoming entrance hall, WC, home office, and living room.

The heart of the home is the large open-plan kitchen/dining room, which connects to a contemporary 26' triple-aspect extension offering abundant natural light and panoramic southerly views across the four-acre grounds.

A further 24' utility room, boot room, and second WC complete the spacious and versatile ground floor.

The original staircase leads up from the entrance hall to a landing, with three large bedrooms featuring original fireplaces (one with an en-suite), a family bathroom, a separate WC, and a laundry room on this level.

Stairs continue up to the top floor landing and bedrooms four and five, each enjoying southerly views out across the fields to Sway Tower and the Isle of Wight beyond. Three further doors on this level lead to useful attic storage, offering space and scope for further enhancement.

The property is freehold. Mains gas central heating, mains electricity, mains water, and private drainage. The council tax band is G. Ultrafast fibre broadband is available, and mobile voice and data services should be accessible from all major networks.





## Gardens & Grounds

The lovingly maintained gardens are a true highlight, with a well-maintained lawn, flowering borders, a large productive vegetable patch, a greenhouse, and mature fruit trees. A large south-facing patio area and pergola join the garden seamlessly to the house.

The whole property is fully fenced and bordered by a mixture of mature hedging and oak-lined embankments. A swept gravel driveway leads from the road, providing space to park multiple vehicles as well as vehicular access to the garage, stables, and barn.

Sited to the west of the house, the garage was constructed just over twenty years ago and offers open space for cars and a workshop. To the east, an area of hardstanding provides a yard with two stables, a tack room, a barn, and a field shelter.

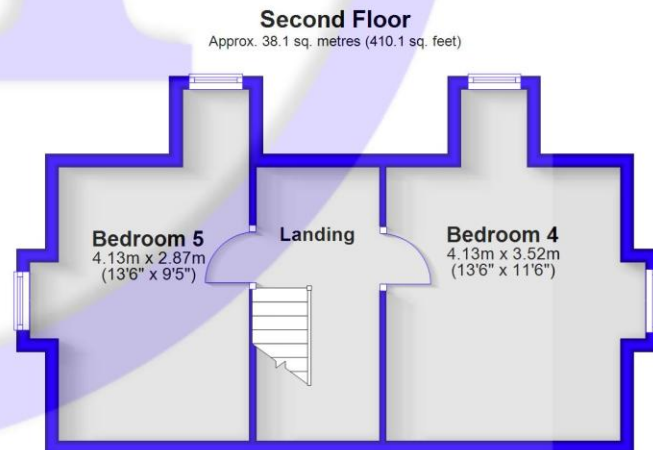
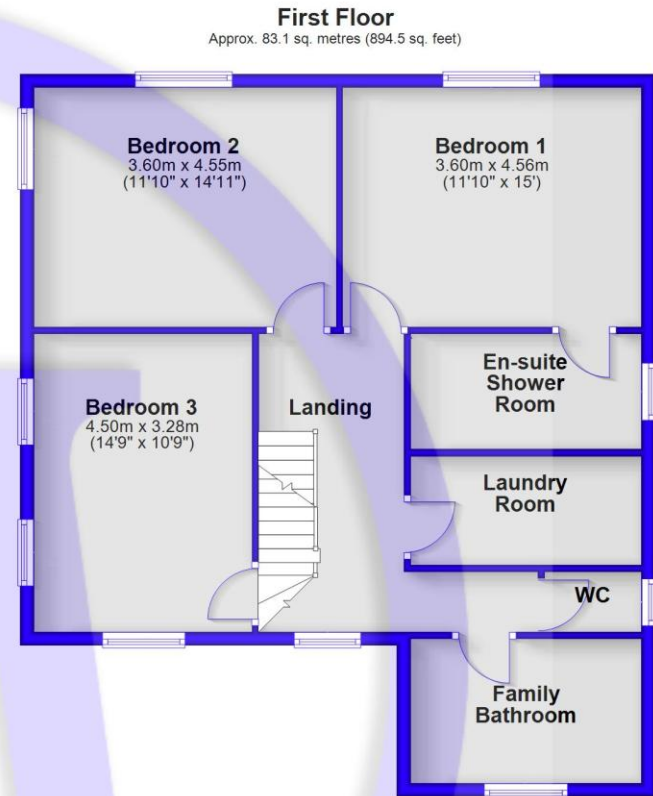
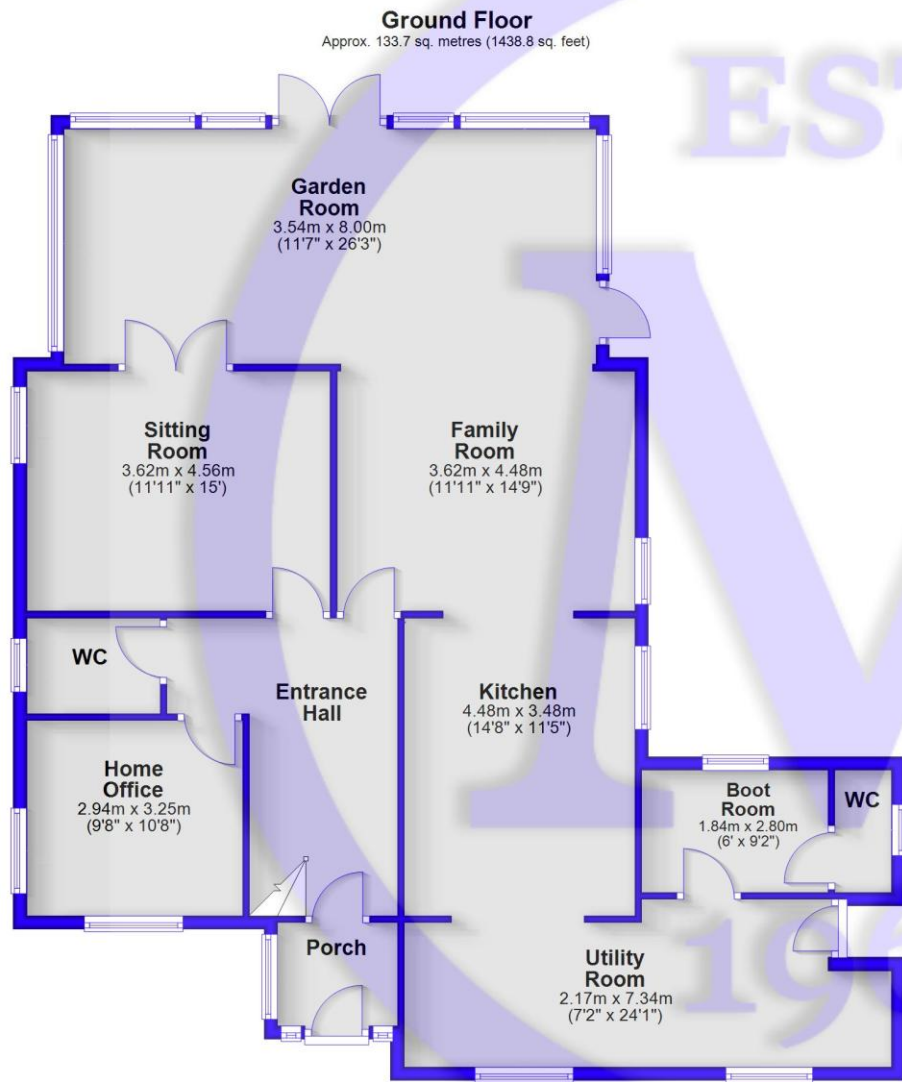
Both water and electricity are on hand, as is lighting, which makes the property perfect for those wishing to have animals, with access to the forest just a mile away at Boundway.

Close to the house is a gravelled compound, useful for parking trailers and other equipment or for turning out horses. The three-plus acres of paddocks are accessed from the garden, field shelter, or driveway, and provide the house with exceptional privacy, space for outdoor pursuits, or potential additional development, subject to planning.

Overall, this is a rare opportunity to own a character-filled home with both charm and scale, and space for modern family life.

## Services

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



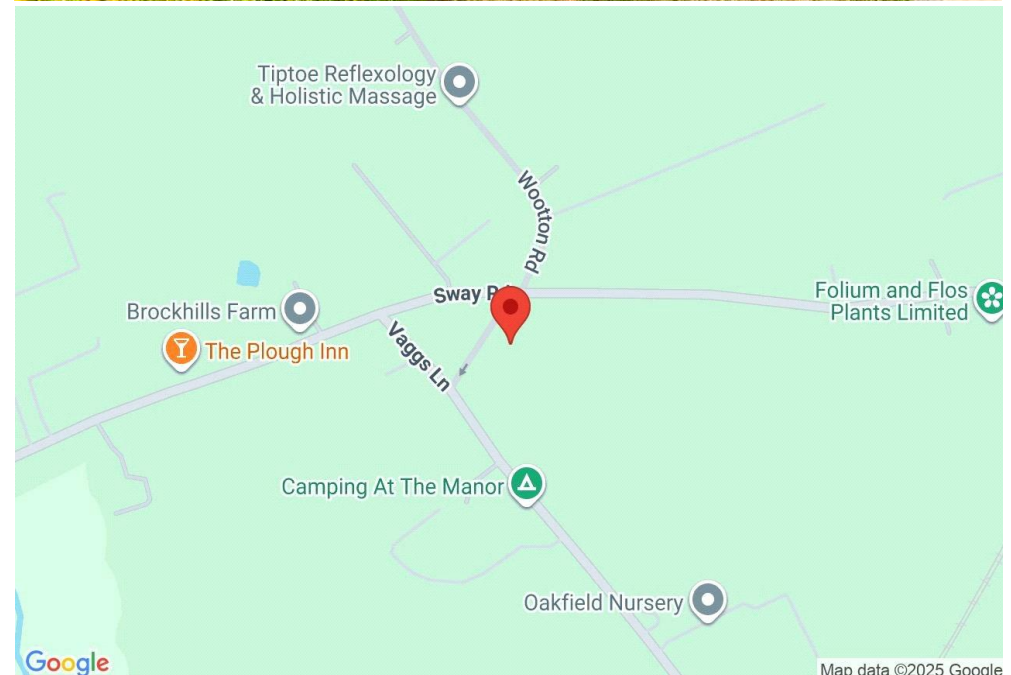
Total area: approx. 254.9 sq. metres (2743.4 sq. feet)

## 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, turn left at the traffic lights and proceed over the railway bridge. Upon reaching the roundabout, turn right into Sway Road. Take the third turning on the right, just after the church, into Vaggs Lane, where Coningsley House will be found on the left hand side.





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