



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

£1,295,000

**Mitchells**  
1963 — TODAY







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

Coningsley House is a substantial and characterful detached Edwardian family home offering over 2600 sqft of accommodation and set in approximately four acres of both formal gardens and paddock land. Other features of the property include a stable block, a barn, two field shelters, a detached double garage, sash windows, a stunning large triple aspect family room constructed in 2018, excellent living space and five double bedrooms all set over three storeys.

- 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

Porch with a UPVC double glazed front door and tiled flooring.

Entrance hall with timber flooring, understairs storage cupboard and a staircase to the first floor.

Stunning large garden room benefitting from a triple aspect, a roof lantern providing an abundance of light, oak flooring, twin casement doors onto the patio and lovely far reaching views over the paddocks.

Sitting room with an impressive marble fireplace.

Family room with oak flooring, impressive marble fireplace and open fire.

Home office benefitting from a double aspect and an open marble fireplace.

Kitchen fitted with a range of pine wall and base units with a marble effect worktop with a timber trim, part tiled walls, AGA, a lovely outlook over the gardens, a wine rack and leading through to the good sized utility room with a four burner gas hob, an excellent range of wall and base units with granite worktops and upstands and an undermounted double bowl sink unit with mixer tap over, twin double glazed high level Velux windows, tiled flooring, stable door to outside and space for a tall fridge/freezer.

Boot room with further storage cupboards with granite worktops and an undermounted sink unit with a mixer tap over, wall mounted Worcester gas fired boiler, space for washing machine, tiled flooring and a lovely outlook.

Two ground floor cloakrooms both fitted with white suites.

First floor landing with stairs to the second floor.

Three first floor double bedrooms all benefitting from lovely outlooks over the land, cast iron fireplaces and two with built in wardrobes.

Family bathroom comprising a freestanding roll top bath, separate shower cubicle, wash basin and an adjacent separate WC.

En-suite shower room to the master bedroom fitted with a white suite comprising a fully tiled shower cubicle, wash basin with storage beneath and WC.

Laundry room with excellent built in storage.

Second floor landing with trap to the roof space and excellent storage.

Two second floor double bedrooms both with double aspect and lovely far reaching views.







## *Gardens & Grounds*

Coningsley House is accessed via timber five bar gate to a large shingle driveway providing off road parking for numerous vehicles and mature hedging provides privacy from the road.

The formal gardens have a good sized area of patio, well-kept lawns, a vegetable patch and a greenhouse.

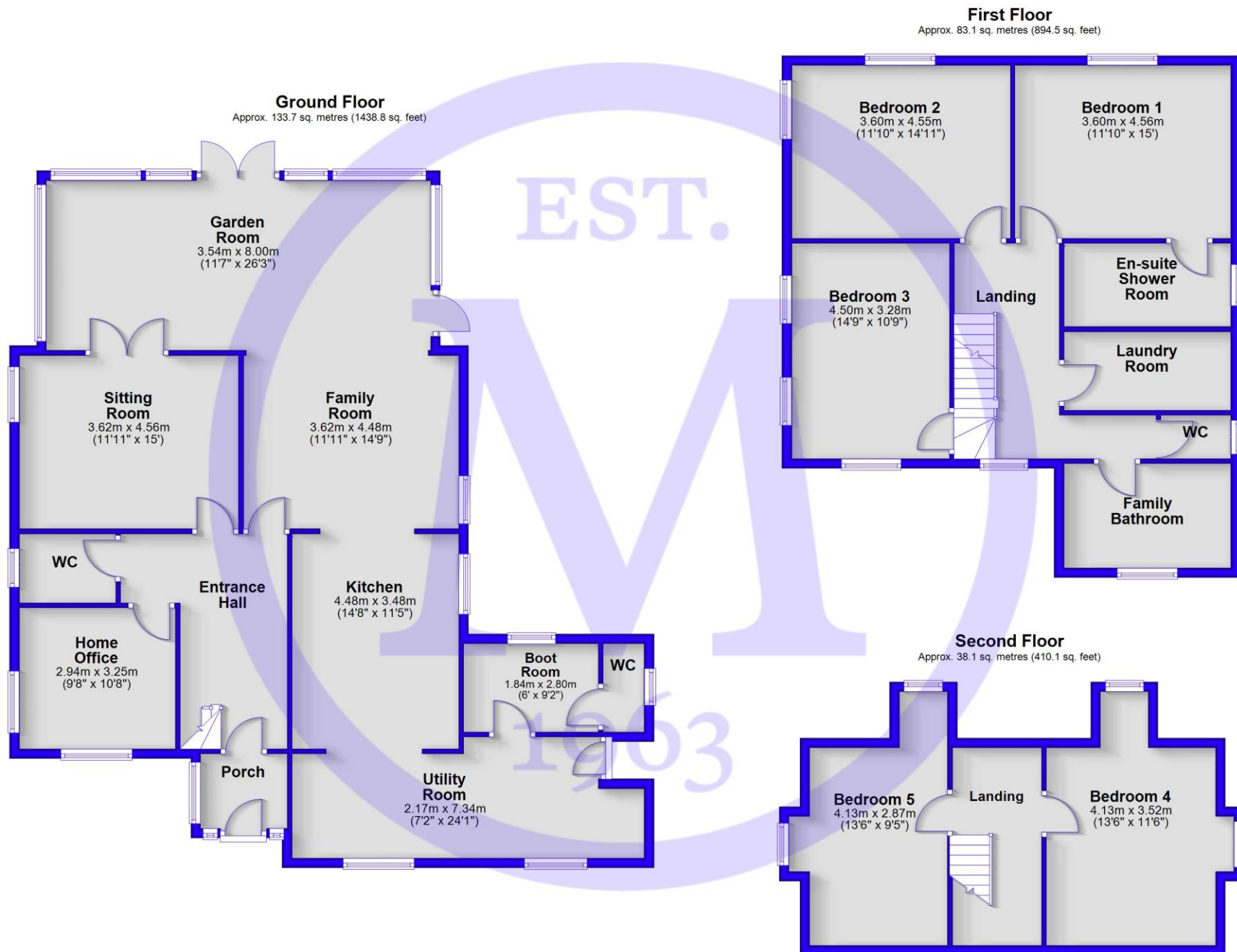
There is a double garage with twin opening timber doors.

The level paddocks are split into five separate sections with post and rail fencing and have the benefit of two stables, a barn and two field shelters.



## *Services*

- Mains gas, electric and water
- Septic tank
- 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 right, just after the church, into Vaggs Lane where Coningsley House will be found on the left hand side.







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