



*2 Yerville Gardens, Hordle, SO41 0UL*

*£355,000*

**Mitchells**  
1963 — TODAY







*2 Yerville Gardens  
Hordle  
Lymington  
Hampshire  
SO41 0UL*

A conveniently positioned, modern two bedroom semi-detached bungalow situated in a peaceful location in the heart of the sought after village of Hordle. The property is offered with no forward chain, and other features include a private south-westerly facing rear garden, a garage, a good sized kitchen/dining room, a modern shower room, and off-road parking.

- Porch
- Sitting Room
- Kitchen/Dining Room
- Hall
- Two Bedrooms
- Shower Room
- Garage
- Off-Road Parking
- Private Gardens
- No Forward Chain



## *The Property*

Entrance porch with a UPVC double glazed door and timber effect flooring.

Lovely sitting room with a feature fireplace with a stone backing and hearth, and double glazed sliding doors onto the conservatory.

Conservatory of UPVC double glazed construction with a polycarbonate roof, a casement door onto the garden, timber effect flooring, and a lovely private outlook.

Good sized kitchen/dining room fitted with a range of timber effect wall and base units with a contrasting worktop and an inset sink unit with a mixer tap over, an integrated electric oven, hob and extractor, part-tiled walls, space for a washing machine and tumble dryer, ample room for a kitchen table, a high-level double glazed Velux window, and timber effect flooring.

Inner hall with a trap to the roof space and an airing cupboard.

Two bedrooms, both with feature bay windows and built-in wardrobes.

Fully tiled shower room fitted with a modern white suite comprising a corner shower cubicle with a Mira shower, wash basin with storage beneath, WC, tiled flooring, recessed ceiling spotlights, and a chrome ladder style heated towel rail.

Separate WC comprising a WC and hand basin.







## *Gardens & Grounds*

The front garden is laid mainly to stone for ease of maintenance. A paved pathway leads to the front door, and a driveway leads to the single garage with an up-and-over door and a pitched roof.

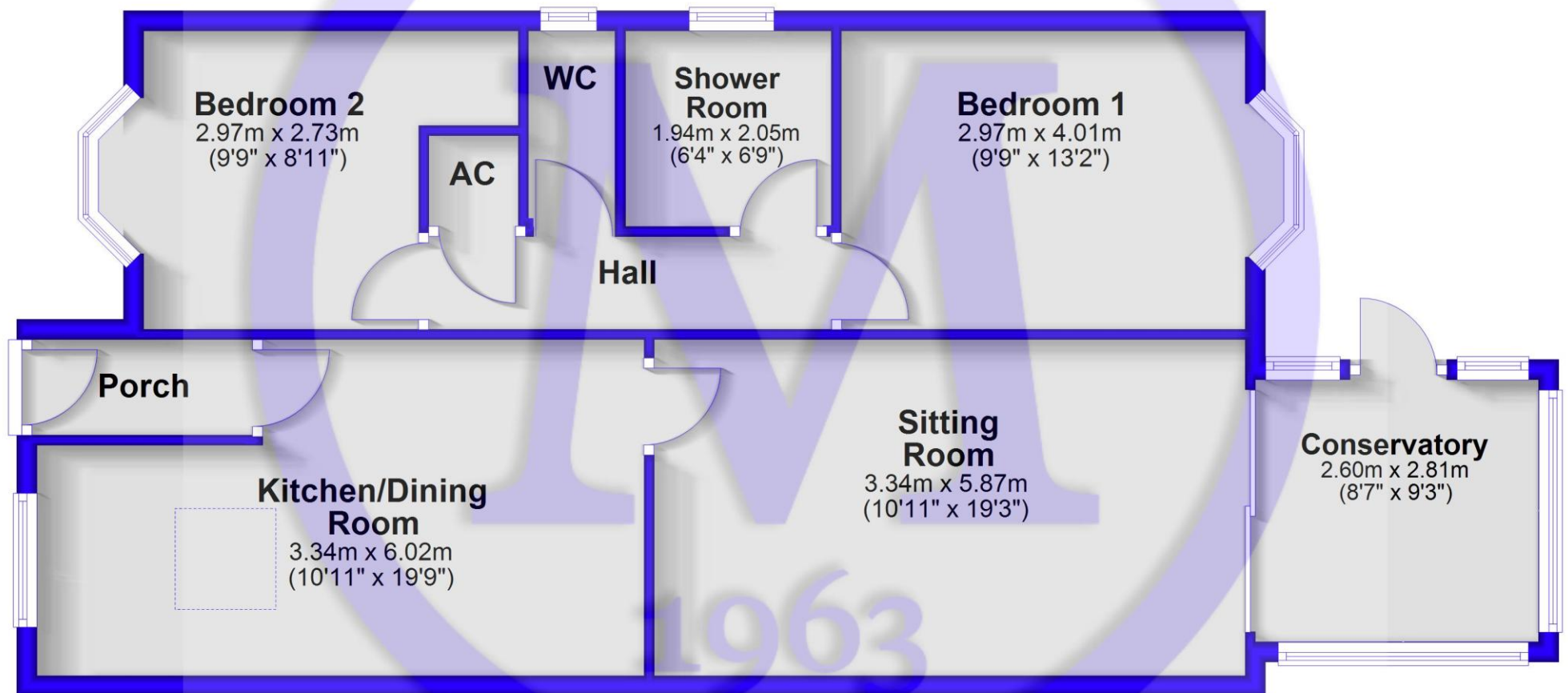
The rear garden is laid almost entirely to textured paved patio for ease of maintenance, with flower and shrub borders, a timber garden shed, a high degree of privacy, and a sunny south-westerly aspect.

## *Services*

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

## Floor Plan

Approx. 81.5 sq. metres (877.3 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)

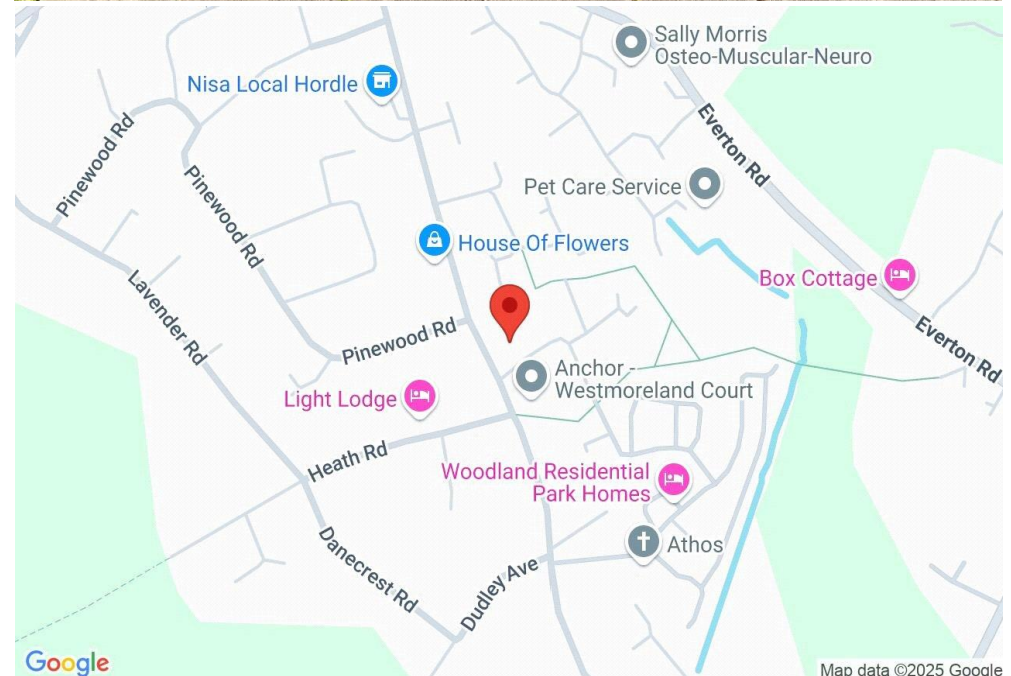


## Situation

Hordle is a charming village located between the Georgian town of Lymington and the bustling New Milton. It boasts an Ofsted-rated 'Outstanding' primary school and excellent local amenities, including a pharmacy, a Co-Op, a village pub, and a sports ground. With easy access to New Milton's mainline railway station, the picturesque quay at Lymington, and nearby attractions like the New Forest National Park and the cliff-top Barton on Sea beach, Hordle is an ideal location 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 straight across at the next roundabout, and take the second turning on the left into Hordle Lane. Take the first left into Stopples Lane, and the third right into Yerville Gardens, where the property will be found on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

