



38 Acacia Road, Hordle, SO41 0YG

£520,000

Mitchells
1963 — TODAY



*38 Acacia Road
Hordle
Lymington
Hampshire
SO41 0YG*

A superbly presented four bedroom, two reception room detached family house, situated in the sought-after village of Hordle, renowned for its excellent local school. The property has been extended and updated in recent years and features include a superb large kitchen, a private south-facing garden, a ground floor bedroom four, a bathroom, two shower rooms and overall good condition throughout. An internal viewing is strongly recommended.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Bedroom
- Four/Home Office
- Ground Floor Shower Room
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Integral Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with stairs leading to the first floor and a UPVC double glazed window.

Lovely sitting room with an outlook to the front and twin glazed doors leading through to the spacious separate dining room, which features casement doors opening onto the decking and a south-facing outlook over the rear garden.

Superb kitchen, recently refitted with an extensive range of units with soft closing drawers and doors, a contrasting timber effect worktop, a central island unit with a stone worktop, an undermounted one and a half bowl sink unit with a mixer tap over, twin integrated Neff ovens, touch control induction hob, dishwasher, fridge, pull out refuse cupboard, recessed ceiling spotlights, attractive tile effect flooring, and a private southerly outlook.

Ground floor bedroom four/home office with an outlook to the front.

Fully tiled ground floor shower room, fitted with a white suite comprising a corner shower cubicle with a Mira shower, a wash basin with storage beneath, a WC, recessed ceiling spotlights, and an extractor fan.

Three good sized first floor bedrooms, two with built-in storage, with the master bedroom benefiting from an en-suite shower room fitted with a white suite comprising a tiled shower cubicle with an Aqualisa shower, a wash basin, a WC, and an extractor fan.

Fully tiled family bathroom, fitted with a white suite comprising a panelled bath with a mixer tap and shower attachments over, a wash basin, and a WC.





Gardens & Grounds

The front garden is laid mainly to lawn for ease of maintenance, with a block paviour driveway providing off-road parking for two vehicles and leading to the detached garage, which has an electrically operated roller door, a pitched roof, power, lighting, and a personal door through to the rear garden.

Adjoining the rear of the property is an area of raised timber decking with inset lighting, and the remainder of the rear garden is laid mainly to lawn, with mature hedging providing privacy, a timber gate providing side access, and a sunny southerly aspect.

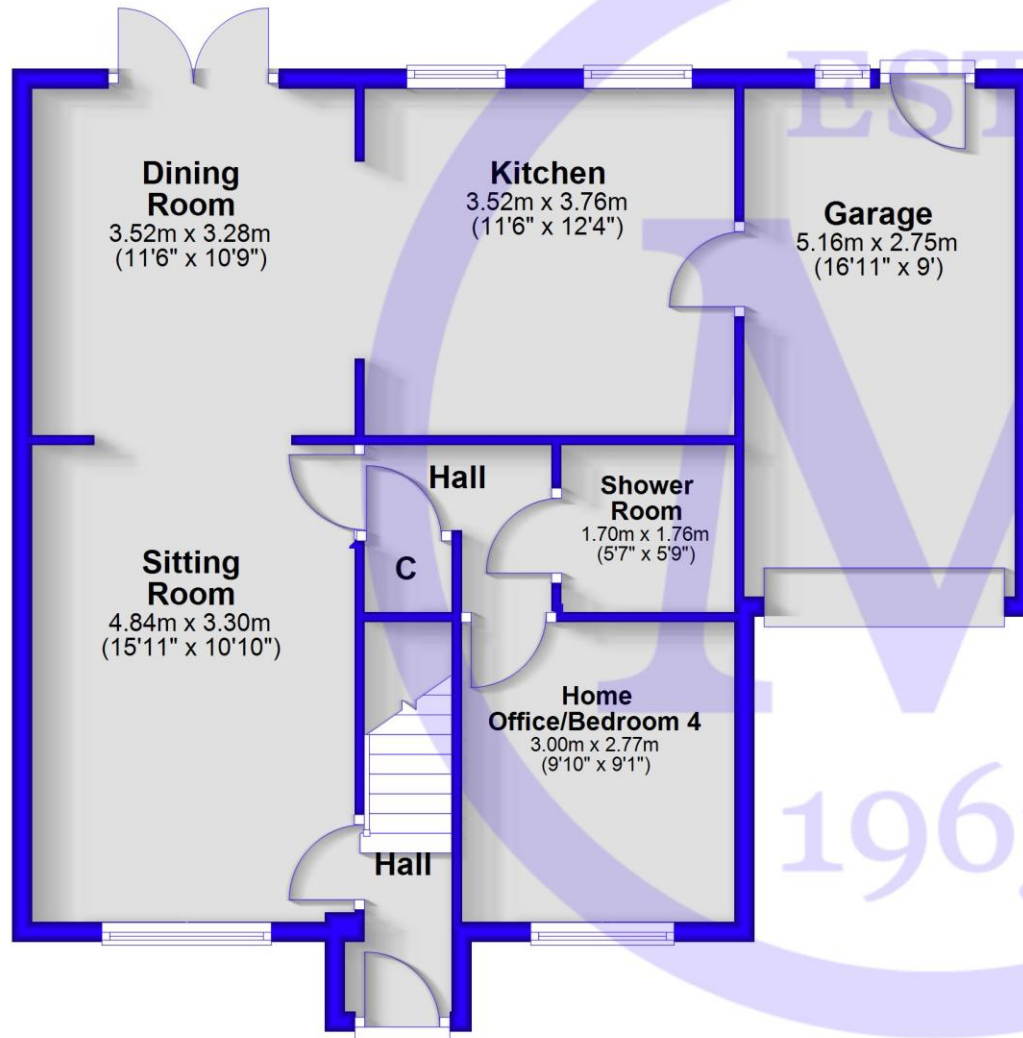
Services

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



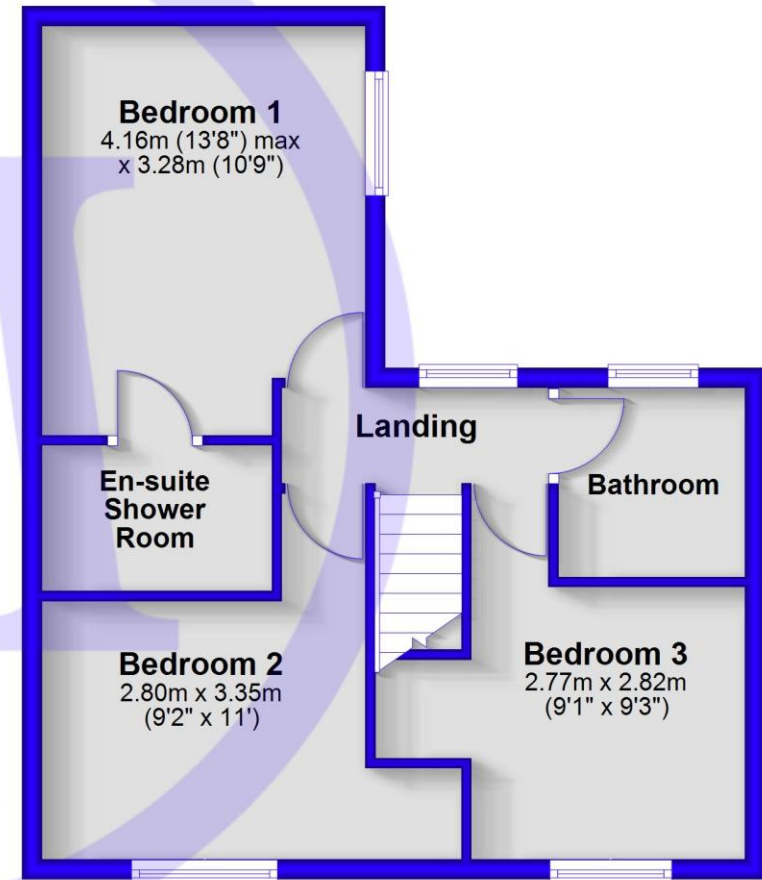
Ground Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



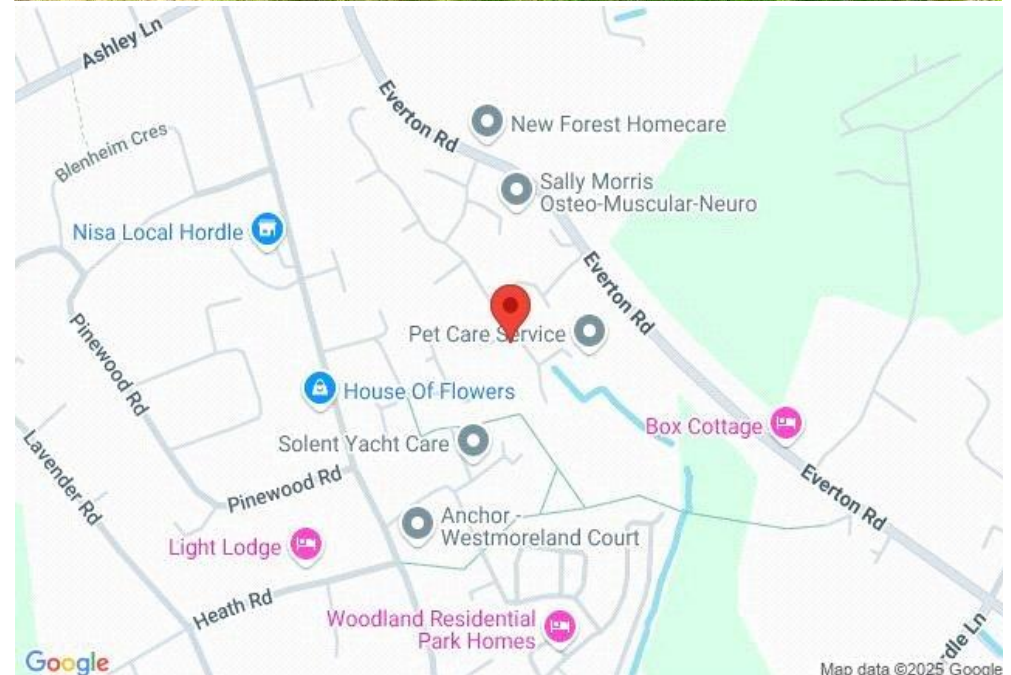
Total area: approx. 122.3 sq. metres (1316.9 sq. feet)

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 across at the next roundabout and take the second turning left into Hordle Lane. At the crossroads turn left into Everton Road. Take the first turning left into Monterey Drive and bear left into Acacia Road where the property will be found on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

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