



*13 Sheldrake Gardens, Hordle, SO41 0FJ*

*£350,000*

**Mitchells**  
1963 — TODAY



*13 Sheldrake Gardens  
Hordle  
Lymington  
Hampshire  
SO41 0FJ*

This extended three bedroom end of terrace house is situated on this popular development only a short walk of the local school. The property offers bright and spacious accommodation with features including a kitchen/breakfast room, a sitting/dining room, two large double bedrooms, parking and a secluded garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Parking
- Garage
- Secluded Garden



## The Property

Entrance hall with stairs to first floor landing, central heating controls, single radiator and understairs storage cupboard.

The kitchen is fitted with a range of cream gloss wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a four burner electric hob with tiled splashback and extractor fan over and eyelevel Bosch oven, walk in larder style cupboard and space for a dishwasher, washing machine and space for an integrated fridge/freezer, wall mounted combination boiler, two UPVC double glazed windows and a double glazed door leading out to the patio and rear garden.

The sitting/dining room has a bright double aspect and is a particularly spacious room with a feature fireplace, timber mantle, TV aerial point and has an attractive outlook over the front garden.

On the first flooring landing is a hatch to loft space with full height head room.

The family bathroom is a particularly generous room with a suite comprising a panel bath with mixer tap over, WC, pedestal wash hand basin with mixer tap over, walk in independent shower with thermostatic shower attachments and shower curtain, part tiled walls and a UPVC window.

The master bedroom is situated at the front of the property with a bright sunny southerly aspect and its own en-suite shower room comprising a WC with hidden cistern, wall hung wash hand basin with splashback and a corner shower cubicle with thermostatic shower attachments and sliding glass shower doors.

Bedroom two is a spacious double enjoying views over open farmland, a large walk in cupboard, a bright double aspect and a newly insulated ceiling.

Bedroom three would make a lovely single but is currently used as a home office with an outlook to the front and a bright southerly aspect.





## *Gardens & Grounds*

To the front of the property the garden has been laid to lawn with a pathway leading to the front door and leading out to the parking with two allocated parking spaces and a garage in nearby block with an up and over door.

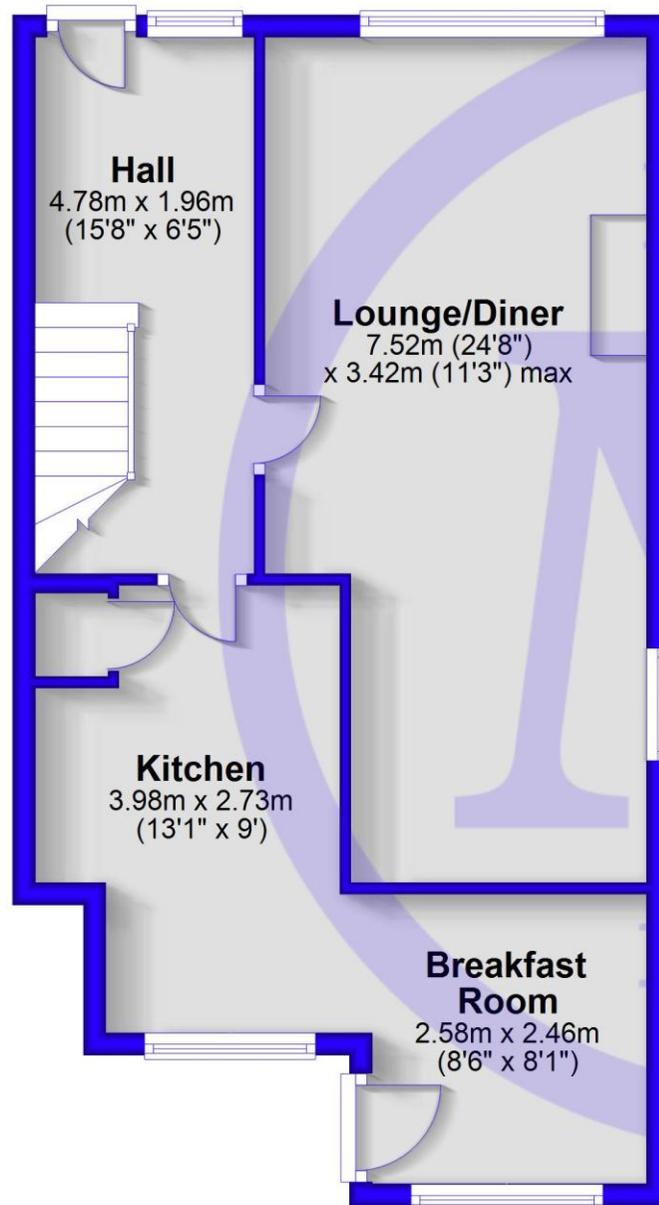
The rear garden is extremely secluded and backs onto open farmland with high level fencing, laid to artificial grass for ease of maintenance and a side gate gives access with a further patio area.

## *Services*

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

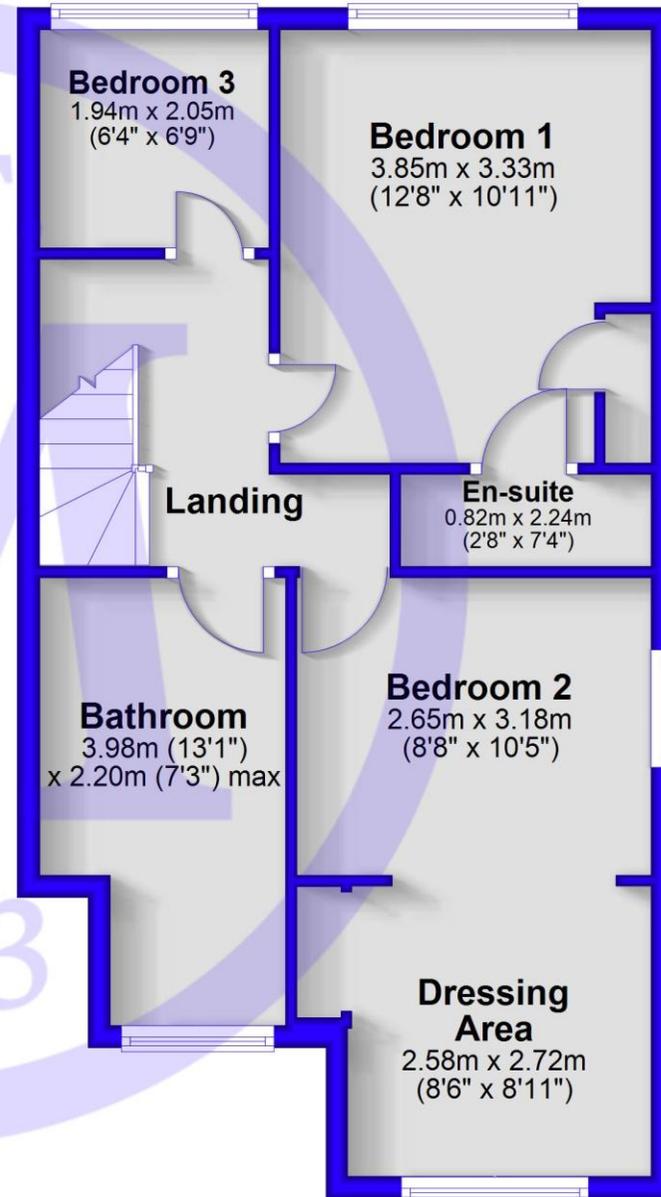
## Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



## First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



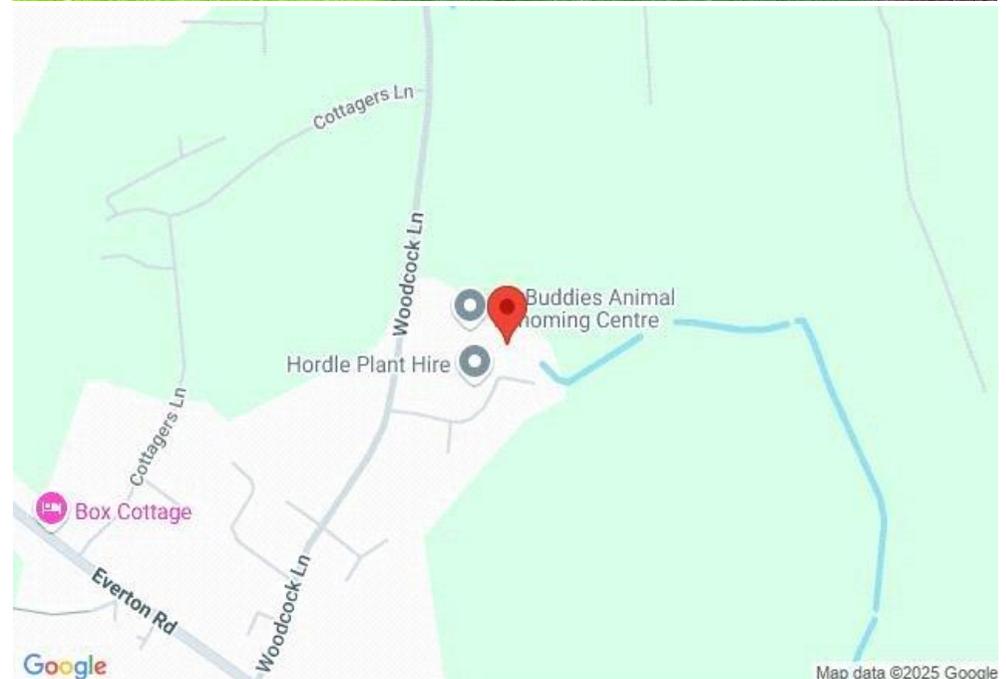
Total area: approx. 102.7 sq. metres (1106.0 sq. feet)

## 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 Nisa, 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 right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across the roundabout and take the second left into Hordle Lane. At the crossroads continue across into Woodcock Lane. Take the second right into Sheldrake Gardens where number 13 will be found at the end.





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