



*White Cottage, Golden Hill, Hordle, SO41 0GD*

*£875,000*

**Mitchells**  
1963 — TODAY







*White Cottage  
Golden Hill  
Hordle  
Lymington  
Hampshire  
SO41 0GD*

A rare and exciting opportunity to purchase this two/three bedroom cottage situated down a quiet gravel track on the outskirts of the popular village of Hordle sitting on approximately 0.36 Acres. The property is thought to have been originally built in the 1800s and offers a large sitting/dining room, a kitchen/breakfast room, two first floor bedrooms, a family bathroom, a ground floor bedroom with annexe potential, two further annexes with potential to provide an income, off road parking, a triple car port and beautiful, private landscaped gardens.

- Entrance Porch
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bedroom and Shower Room
- Two First Floor Bedrooms
- First Floor Bathroom
- Two, One Bedroom Annexes
- Triple Carport
- Beautiful Plot Of Approximately 0.36 Acres





# The Property

## MAIN HOUSE:

Entrance porch with a UVPC double glazed front door, radiator and a door leading to the main property.

Sitting/dining room with a feature fireplace with gas fire and timbers surround, a pleasant double aspect and leads through to the garden room with a solid roof, radiator, tiled flooring and double casement doors onto the rear garden.

Kitchen/breakfast room with tiled flooring, a beautiful vaulted ceiling, double casement doors onto the rear garden, a generous range of solid wood wall and base units with a contrasting marble effect worktop, a range master with a five burner gas hob and extractor fan over, one and a half bowl ceramic sink unit with mixer tap over and drainer and an integrated under the counter fridge and freezer.

Inner hallway with hatch to additional roof space and door leading to the side of the property.

Ground floor bedroom three with a pleasant outlook to the front of the property, radiator, wall hung storage and a kitchenette featuring wall and base units with a contrasting marble effect worktop, stainless steel sink unit with mixer tap over and drainer, four burner electric hob with undercounter electric oven and extract fan over and space for an undercounter fridge/freezer.

Ground floor shower room with tile effect flooring, fully tiled walls, a UVPC double glazed window, an airing cupboard with a ladder style heater towel rail and suite comprising a WC, pedestal wash and basin, a shower cubicle with glass sliding door and thermostatically controlled shower attachments and an extractor fan.

The inner hallway, bedroom three and the ground floor shower room could make an additional annexe or separate studio.

First floor landing with hatch to roof space, a pleasant outlook to the front and a cupboard housing the Glow Worm gas fired central heating boiler.

Bedroom one with a pleasant double aspect over the front and rear of the property, a built-in dressing area, over bed storage, a radiator and built-in wardrobes.

Bedroom two is currently laid out as a single bedroom with a pleasant outlook over the rear garden and a fitted double wardrobe.

Family bathroom with tiled flooring, part panel walls and suite comprising a WC, a pedestal wash and basin with mirrored medicine cabinet above, radiator, a UVPC double glazed window, a ladder style heated towel, a freestanding bath with mixer tap over and handheld shower attachment and a tiled shower cubicle with thermostatically controlled shower attachments and a glass shower door.

## ANNEXE:

Open plan kitchen/Living room with timber effect flooring, a feature fireplace, UPVC double glazed windows and kitchen with shaker style wall and base units with a contrasting timber work top, butler style sink with mixer tap over, electric oven with four burner hob and extractor fan over and space for a fridge/freezer.

Ground floor shower room with tile effect walls and flooring, UPVC double glazed window, electric shaver point and suite comprising a WC, wash hand basin with mixer tap over and storage beneath, chrome ladder style heated towel rail and a shower cubicle with folding glass door and thermostatically controlled shower attachments.

First floor bedroom with a pleasant triple aspect, timber effect flooring, built in storage and space for a double bed.







## Gardens & Grounds

The property sits on a large private and peaceful plot situated in a semi-rural location.

Adjoining the kitchen/dining room is an area of decking leading to the main garden and timber garden utility which houses the washing machine and tumble dryer.

There is another area of decking which joins the garden room and would make an ideal area for outside entertaining. The garden has a wonderful selection of colourful flowers and mature shrubs.

To the side of the property is an area of parking with timber electric gates leading to an additional area of shingle and a triple carport with power and light providing ample off-road parking.

The garden is split into two with a footpath leading to an additional area mainly laid to lawn and backing onto danestream with mature and colourful flowers and hedging and mature trees.



### GARDEN ANNEXE:

The garden annexe is constructed of timber walls with double glazed windows.

The sitting room is a general size with cupboard housing the hot water tank and a double wardrobe.

The kitchen offers a pleasant double aspect and features a stainless steel sink unit with a mixer tap over and drainer, an electric oven and hob and ample storage.

The bathroom offers a suite comprising a WC, a panel bath with mixed tap over and a pedestal wash hand basin.

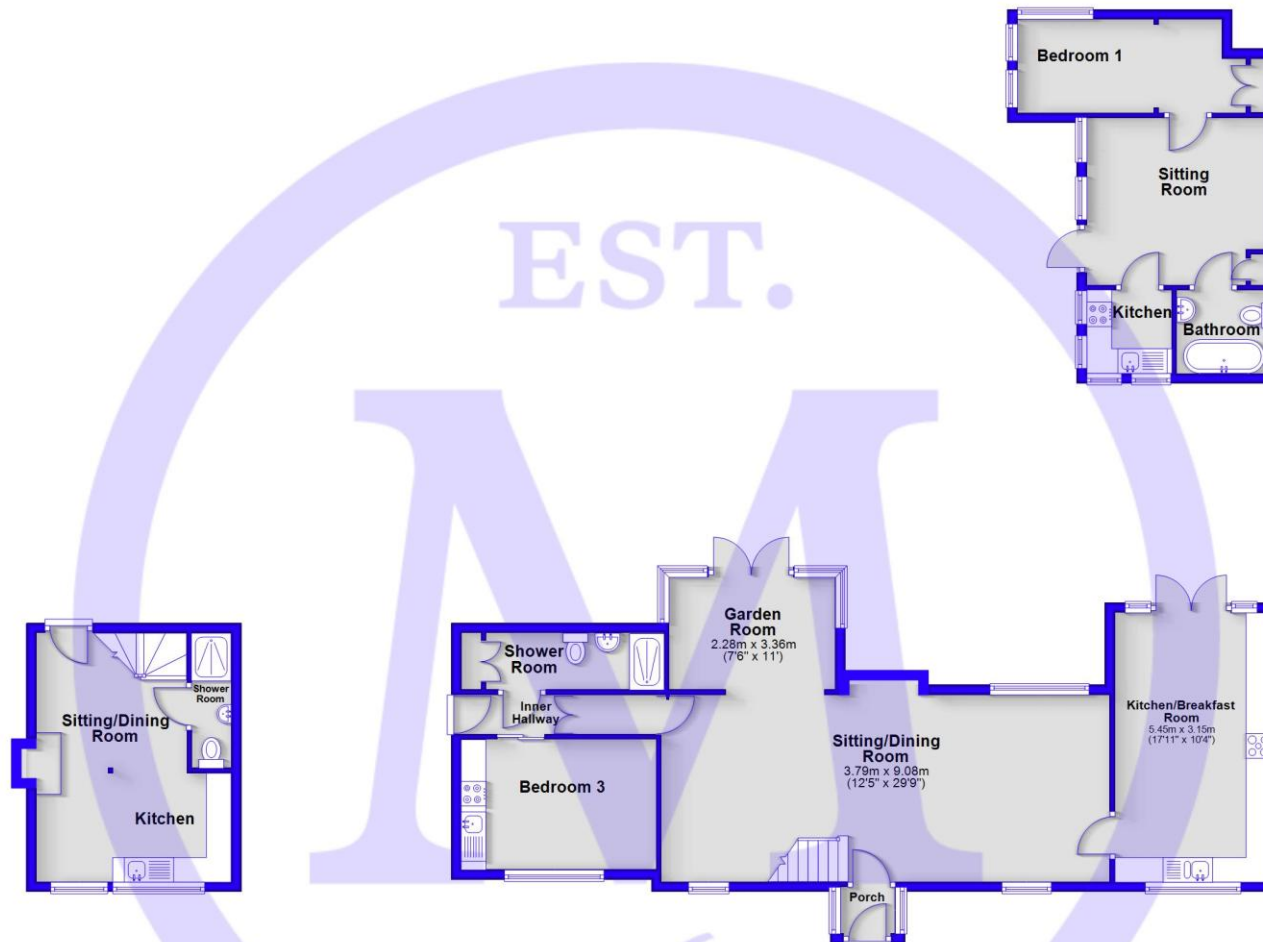
The bedroom is a generous double bedroom with an outlook over the garden and more built-in storage.



## Services

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

**Ground Floor**  
Approx. 129.2 sq. metres (1390.2 sq. feet)



**First Floor**  
Approx. 47.7 sq. metres (513.8 sq. feet)



Total area: approx. 176.9 sq. metres (1904.0 sq. feet)

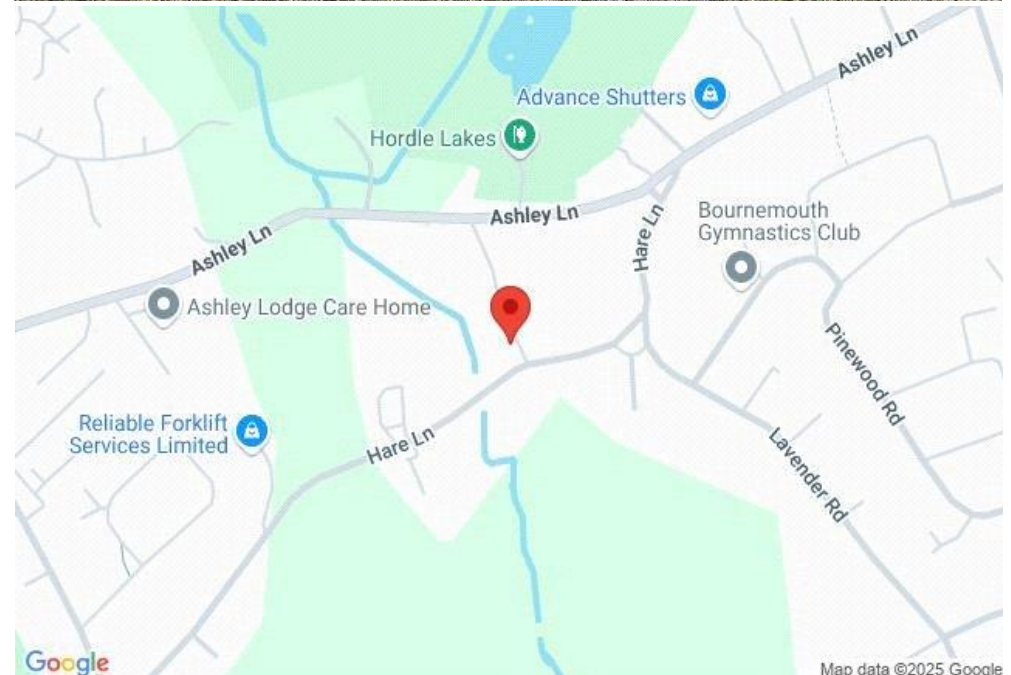


## Situation

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 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 right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road and continue across at the next roundabout. Take the first turning left into Lower Ashley Road, take the second right into Hare Lane and after  $\frac{3}{4}$  of a mile turn left onto Golden Hill where the property will be found on your left hand side.







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