



Kirkby House, Vicarage Lane, Hordle, SO41 0HS

£850,000

Mitchells
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*Kirkby House
Vicarage Lane
Hordle
Lymington
Hampshire
SO41 0HS*

An individual, brand-new four bedroom detached family home situated in a sought after position in the popular village of Hordle. The house has been constructed by local developers, Wootton Homes, with completion expected at the end of July 2025. Particular features of the property include a stunning large kitchen/dining/family room, a separate snug lounge, a ground floor home office, a separate utility room, a southwest-facing rear garden, and a 10 year ICW warranty.

- Entrance Hall
- Kitchen/Dining/Family Room
- Utility Room
- Snug Lounge
- Home Office
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Garage
- Off Road Parking
- Landscaped Gardens



The Property

This exceptional home, due for completion by the end of July 2025, will feature a stylish modern design, top quality finishes, and energy efficient touches throughout.

The ground floor will feature zoned underfloor heating.

The lounge will be highlighted by a woodburning stove with oak mantel.

The high specification kitchen will be fully equipped with Miele appliances, including two ovens (one with microwave function), a warming drawer, induction hob, dishwasher, full height fridge and freezer, and an integrated double bin drawer, as well as quartz worktops and upstands.

A separate utility room will provide plumbing for appliances, a sink, and fitted storage units.

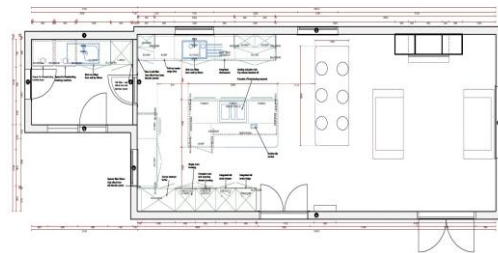
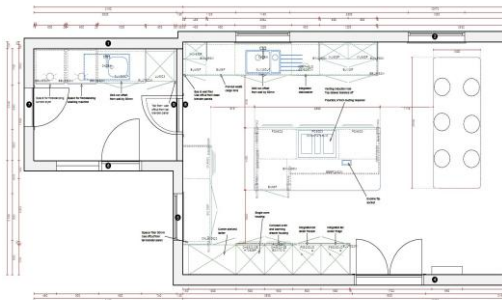
Upstairs, the master bedroom will come with built-in wardrobes.

For energy efficiency, this home will feature an air source heat pump and an EV charging point in the garage, which will also include an electric roller door.

The property will also include Woodpecker flooring in the kitchen and utility, tiled floors in the bathrooms, and soft carpeting in the remaining rooms. Oak internal doors will be fitted throughout the home. A pull down loft ladder will provide access to a partially boarded loft area.

This home will be covered by a 10 year ICW warranty.





Gardens & Grounds

Externally, the property will boast fully landscaped gardens, a large sandstone patio, a block paved and shingle driveway offering ample parking, and there will be two outdoor water taps for practicality.

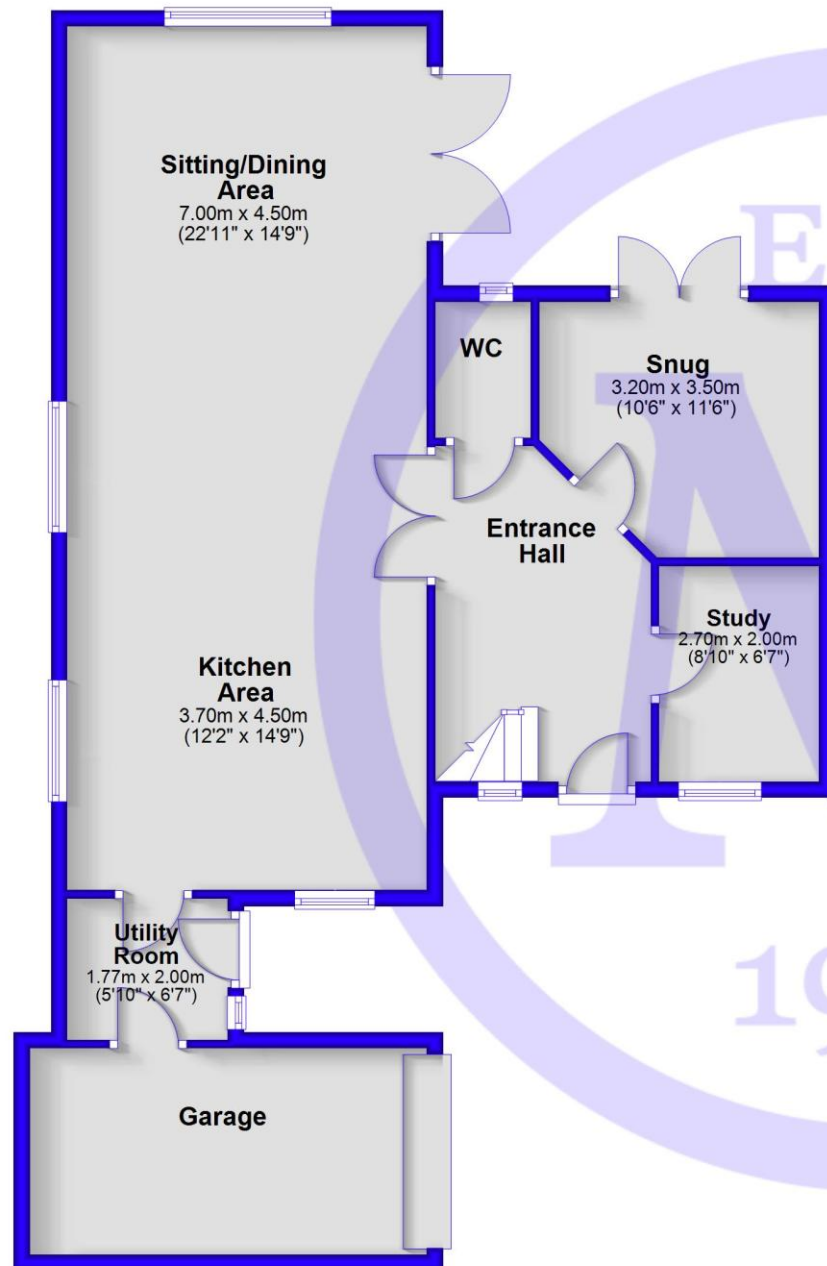
Services

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



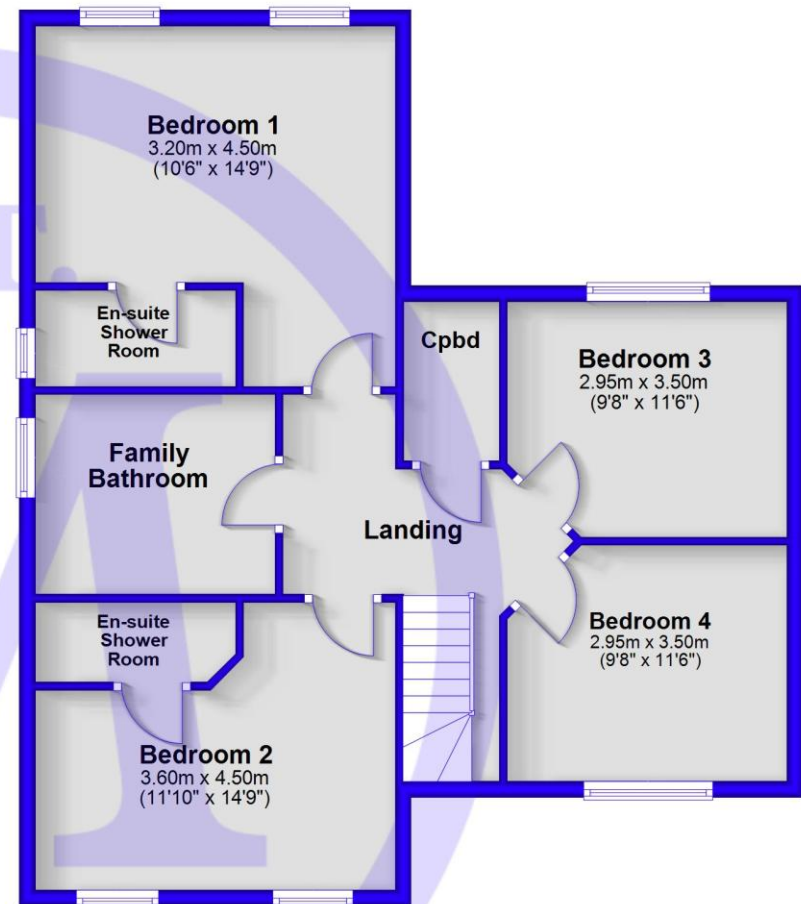
Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



First Floor

Approx. 76.7 sq. metres (825.7 sq. feet)



Total area: approx. 171.4 sq. metres (1845.2 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 into Lymington Road. At the roundabout continue straight across and take the second turning left into Hordle Lane. Take the first right into Sky End Lane and at the end bear left where the property will be seen after a short distance on the left hand side.





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