



*161 Everton Road, Hordle, SO41 0HA*

*£599,950*

**Mitchells**  
1963 — TODAY







*161 Everton Road  
Hordle  
Lymington  
Hampshire  
SO41 0HA*

A deceptively spacious three/four-bedroom chalet bungalow situated in a fantastic position in the popular village of Hordle. The property has been beautifully maintained by the current owners, and features include a modern kitchen and bathrooms, a spacious sitting room, a dining room, an additional reception room, three generously sized bedrooms, secluded gardens, a driveway, and an integral garage.

- Entrance Hall
- Sitting Room
- Dining Room
- Additional Reception Room /Bedroom Four
- Kitchen
- Modern Bathrooms
- Three Good Sized Bedrooms
- Secluded Gardens
- Large Driveway
- Integral Garage



# The Property

Entrance porch with tiled flooring and UPVC double glazed front door.

Entrance hall with timber flooring, stairs to the first floor landing, and useful understairs cupboard.

Ground floor WC with a wall hung wash hand basin with mixer tap over, useful coat hooks, and a UPVC double glazed window.

The sitting room enjoys a pleasant double aspect with timber flooring, feature fireplace with electric fire, tiled hearth with oak mantle, and doors leading through to the additional reception room, which is currently used as an additional sitting room but would also make a great hobbies room or home office.

The kitchen has been recently modernised and features modern timber effect flooring, an excellent range of shaker style wall and base units with a contrasting marble effect worktop, a door leading to the rear garden, stainless steel one and a half bowl sink unit with mixer tap over and drainer, a cupboard housing the Worcester gas fired central heating boiler, four burner induction hob with extractor fan over, and electric under-counter oven. Integrated appliances include Bosch dishwasher, AEG washing machine, and under counter fridge.

Dining room with a beautiful outlook over the rear garden, accessible from either the entrance hall or kitchen, and has ample space for a four to six seater dining table and chairs.

First floor landing with carpeted flooring, airing cupboard housing the hot water cylinder, and access to the roof space.

Bedroom one is a generous king sized bedroom with fitted double wardrobes and a door leading through to the en-suite shower, which has fully tiled walls and flooring. The suite comprises WC, ladder style heated towel rail, wall hung wash hand basin with mixer tap over, UPVC double glazed window, and shower cubicle with independent Mira electric shower and glass sliding door.

Bedroom two is a generous double bedroom with fitted wardrobe and an outlook to the side.

Bedroom three is a single bedroom enjoying a lovely outlook over the rear garden and would make an ideal child's bedroom or home office.

Family bathroom with tile effect flooring and fully tiled walls, useful storage cupboard, UPVC double glazed window, radiator with towel attachment, and suite comprising WC, pedestal wash hand basin with mixer tap over, and panel bath with mixer tap over, glass shower screen, and independent Mira electric shower.







## Gardens & Grounds

To the front of the property is a generous area of shingle driveway, which provides off road parking for multiple vehicles and also gives access to the garage. The garage has power, light, and an up and over door, and can also be accessed from the entrance hall. A pedestrian gate leads to a well landscaped area of garden with mature and colourful, well stocked borders, an area of lawn, and another gate leading to the rear garden.

The rear garden is a particular feature of the property, with a large area of lawn, colourful and well stocked borders, a large patio area adjoining the rear of the property, and a timber garden shed, all enjoying an excellent degree of privacy.



## Services

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

EST.

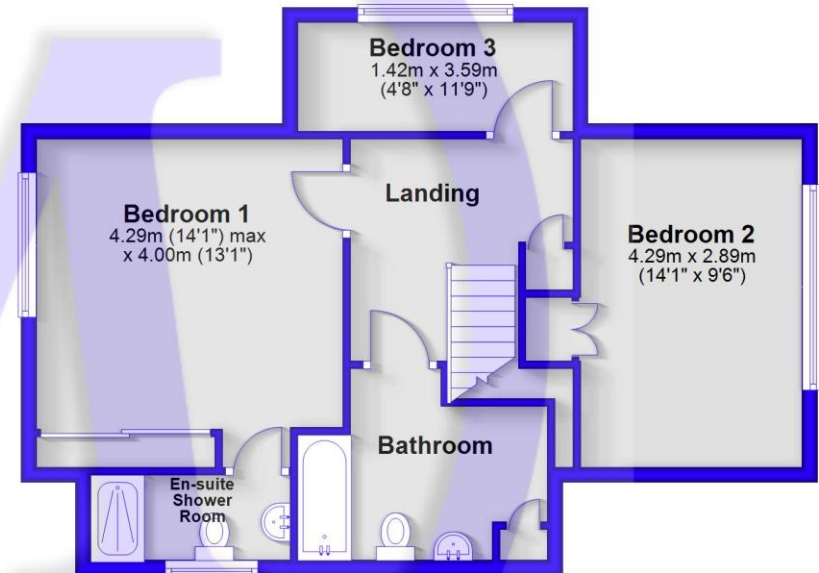
### Ground Floor

Approx. 85.1 sq. metres (915.9 sq. feet)



### First Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



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Total area: approx. 141.0 sq. metres (1517.5 sq. feet)

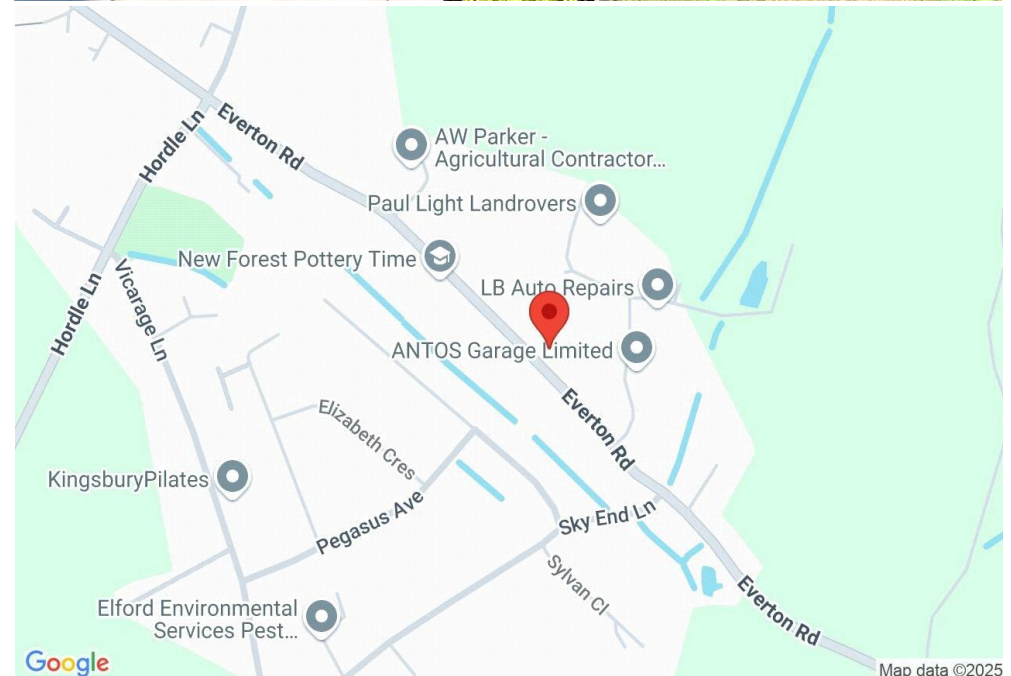


## Situation

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 into Lymington Road. Continue straight across at the next roundabout and take the second turning left into Hordle Lane. Upon reaching the crossroads, turn right onto Everton Road, where the property will be seen on the left hand side.







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