



*36 Vicarage Gardens, Hordle, SO41 0XJ*

*£305,000*

**Mitchells**  
1963 — TODAY







*36 Vicarage Gardens  
Hordle  
Lymington  
Hampshire  
SO41 0XJ*

A modern two bedroom home tucked away in a quiet cul-de-sac in the sought after village of Hordle. The property has been tastefully updated by the current owners, with features including a contemporary kitchen, a spacious sitting/dining room opening onto a private south facing garden, two double bedrooms, a modern family bathroom, and a ground floor WC. Additional benefits include allocated parking, and an internal viewing is highly recommended.

- Entrance Hall
- Modern Kitchen
- Spacious Sitting/Dining Room
- Ground Floor WC
- Two Double Bedrooms
- Modern Family Bathroom
- Private South Facing Garden
- Allocated Parking
- Visitor Parking
- Local Maintenance Charge:  
Approximately £685 PA
- Excellent Storage Throughout



## The Property

Entrance hall with modern timber effect flooring and stairs leading to the first floor landing.

The ground floor WC continues the timber effect flooring and includes a WC, a wash hand basin with a mixer tap over and storage beneath, and an extractor fan.

The spacious sitting/dining room is a particular feature of the property and enjoys pleasant views over the rear garden, with a casement door providing access to the garden, timber effect flooring, a media wall with an electric log burner style fire, a radiator, and recessed ceiling spotlights.

The contemporary kitchen is fitted with modern gloss wall and base units with contrasting timber effect worktops, a sage green tiled splashback, a cupboard housing the Glow Worm central heating boiler, a sink with mixer tap over and drainer, an integrated washing machine, and space for an electric oven and fridge/freezer.

The first floor landing includes access to the loft via a drop down ladder.

Bedroom one has a fitted triple wardrobe, carpeted flooring, a radiator, and a UPVC double glazed window with attractive views over nearby fields.

The modern family bathroom benefits from timber effect flooring, part tiled walls, recessed spotlights, an extractor fan, and a modern suite comprising a panelled bath with a thermostatic shower and handheld attachment, a glass shower screen, a WC, a pedestal wash hand basin with a mixer tap, a mirrored medicine cabinet, and a ladder style heated towel rail.

Bedroom two is also a generous double room, currently used as a nursery, and includes fitted storage, a UPVC double glazed window, a radiator, and carpeted flooring.







## *Gardens & Grounds*

To the front of the property, there is a neatly maintained hedge and a pathway leading to the allocated parking space, with additional visitor parking located nearby.

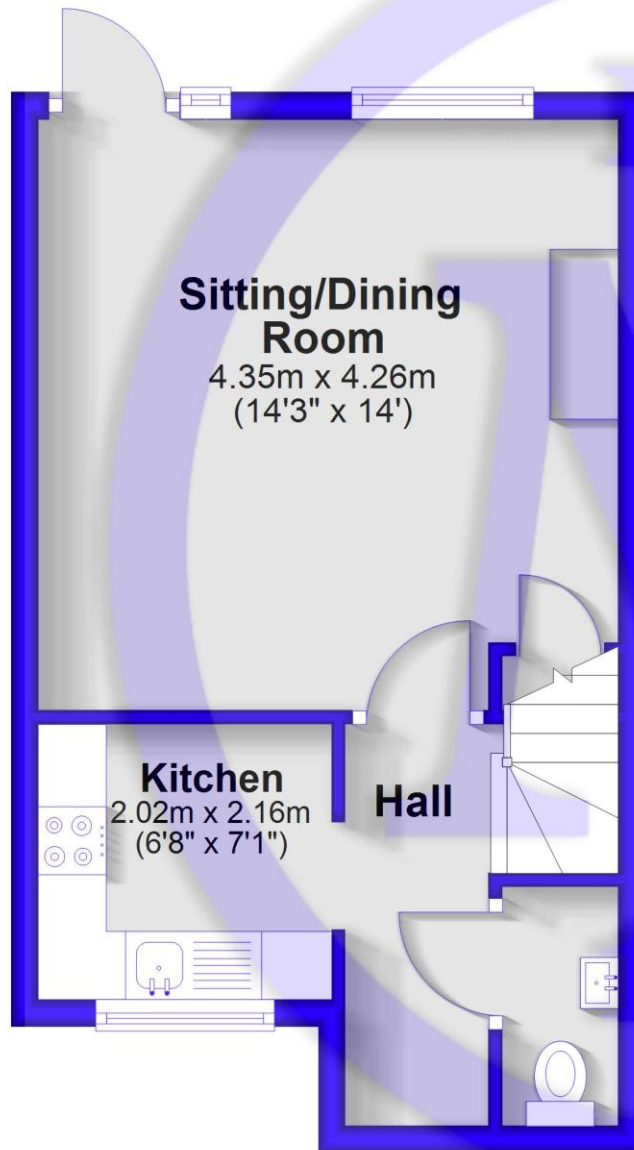
Adjoining the rear of the property is an area of paved patio, mature planted borders, a timber garden gate providing rear access, and an area of artificial lawn, all enjoying a secluded, southerly aspect.

## *Services*

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

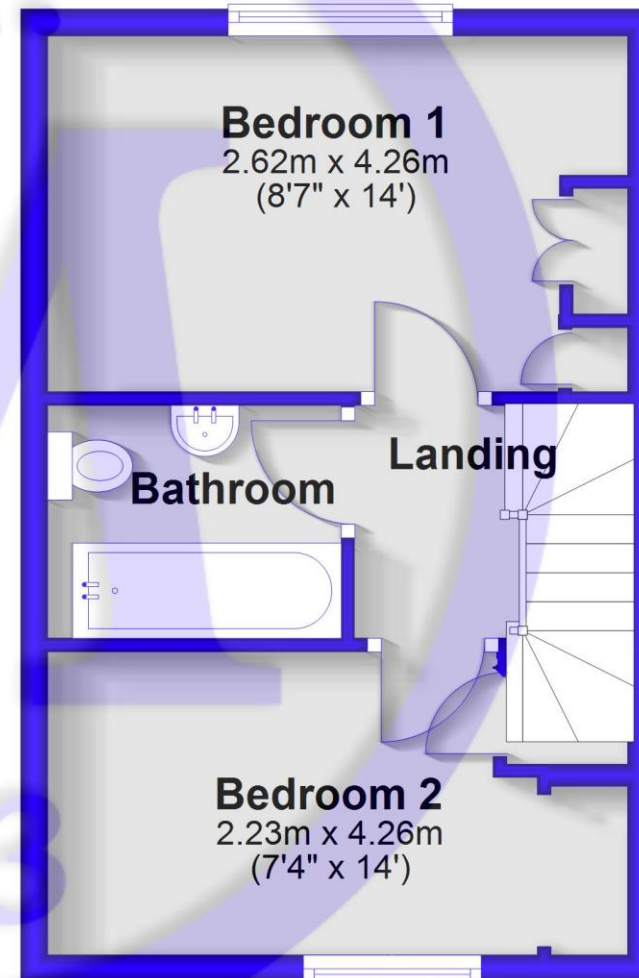
## Ground Floor

Approx. 29.5 sq. metres (317.2 sq. feet)



## First Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 58.3 sq. metres (627.3 sq. feet)

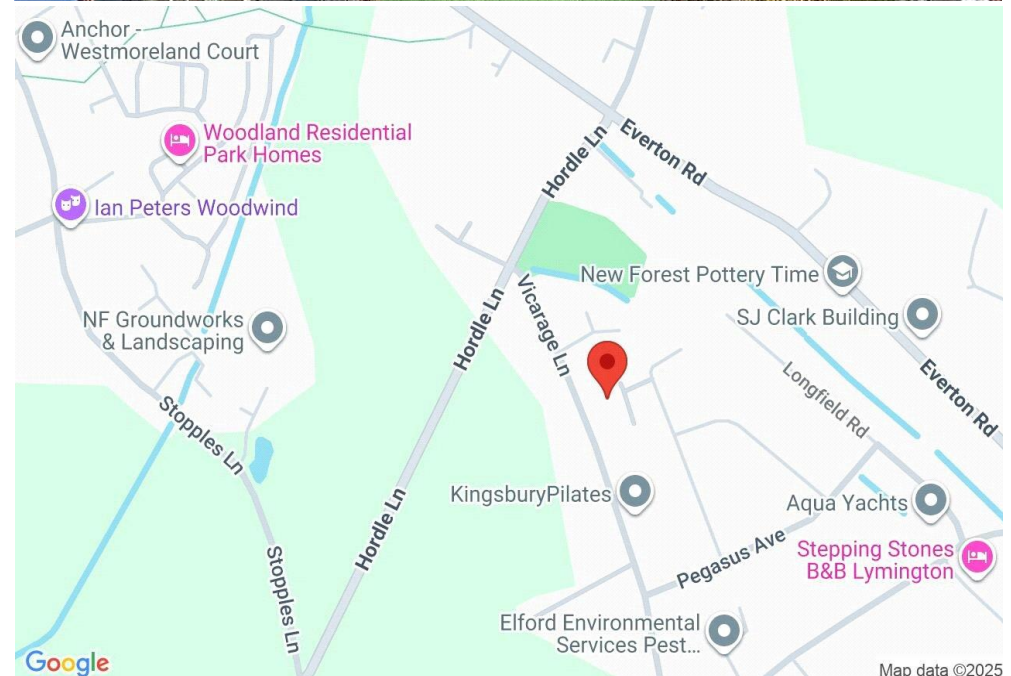


## Situation

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. At the next roundabout, continue straight across and take the second turning on the left into Hordle Lane. Take the first turning on the right into Sky End Lane and bear left. Then take the second right into Pegasus Avenue, followed by the first left into Berryfield Road. Continue onto Turners Farm Crescent before turning left, where the property will be found directly in front of you.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

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