



4 Yerville Gardens, Hordle, SO41 0UL

£499,950

**Mitchells**  
1963 — TODAY



*4 Yerville Gardens  
Hordle  
Lymington  
Hampshire  
SO41 0UL*

This beautifully presented four bedroom chalet style house is ideally situated in the heart of Hordle village, and within a short walk of the local bus route and shops. The property offers bright and spacious accommodation, with features including a kitchen/breakfast room, a utility room, a ground floor master bedroom with an en-suite, three first floor bedrooms, and a secluded rear garden.

- Entrance Porch
- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Ground Floor Cloakroom
- Utility Room
- Ground Floor Master Bedroom
- En-Suite Shower Room
- First Floor Landing
- Three First Floor Bedrooms
- Family Bathroom
- Garage
- Parking
- Secluded Garden



# The Property

Entrance porch with timber effect flooring, a UPVC front door, and a UPVC double glazed window.

Entrance hall with stairs leading to the first floor landing, and a useful understairs storage cupboard.

The kitchen/breakfast room is fitted with a range of blue shaker style wall and base units, a contrasting stone effect worktop, a tiled splashback, tiled flooring, a UPVC window to the front, a Velux window with a built-in blind, an eye level double oven, a four burner gas hob with an extractor fan above, and a sink with a mixer tap and drainer. There is space and plumbing for a washing machine, a dishwasher, and an under-counter fridge and freezer, along with ample room for a dining table and chairs.

Sitting/dining room with carpeted flooring, a TV aerial point, and double casement doors leading out to the patio and rear garden.

Utility room with modern wall and base units, a contrasting worktop, a stainless steel sink with mixer tap and drainer, a two burner gas hob, a built-in oven and microwave, a tiled splashback, space for a tall stand-up fridge/freezer, a cupboard housing the modern Worcester boiler, and a UPVC door leading out to the rear garden.

Ground floor master bedroom with an attractive bay window overlooking the garden, and its own luxury en-suite shower room comprising a walk-in double shower with sliding glass doors and Mira Sport shower attachments, a WC with a hidden cistern, a wash hand basin with mixer tap and storage beneath, and a chrome heated towel rail.

Ground floor cloakroom with a modern white suite and a UPVC double glazed window.

First floor landing with an attractive bay window providing a front outlook, an airing cupboard housing the hot water cylinder, a useful coats cupboard, and a hatch to the loft space with a drop-down ladder.

Three bedrooms, two of which are particularly spacious doubles, both benefiting from built-in storage.

Bathroom with tiled flooring, fully tiled walls, and a white suite comprising a WC, a pedestal wash hand basin, a panelled bath with mixer tap and handheld shower attachments, a separate shower cubicle with glass doors and thermostatic shower attachments, two UPVC windows, and an extractor fan.





## Gardens & Grounds

The front of the property has been laid to shingle for ease of maintenance, with an attractive picket fence, a small area of lawn, and a gate leading to the parking area and garage.

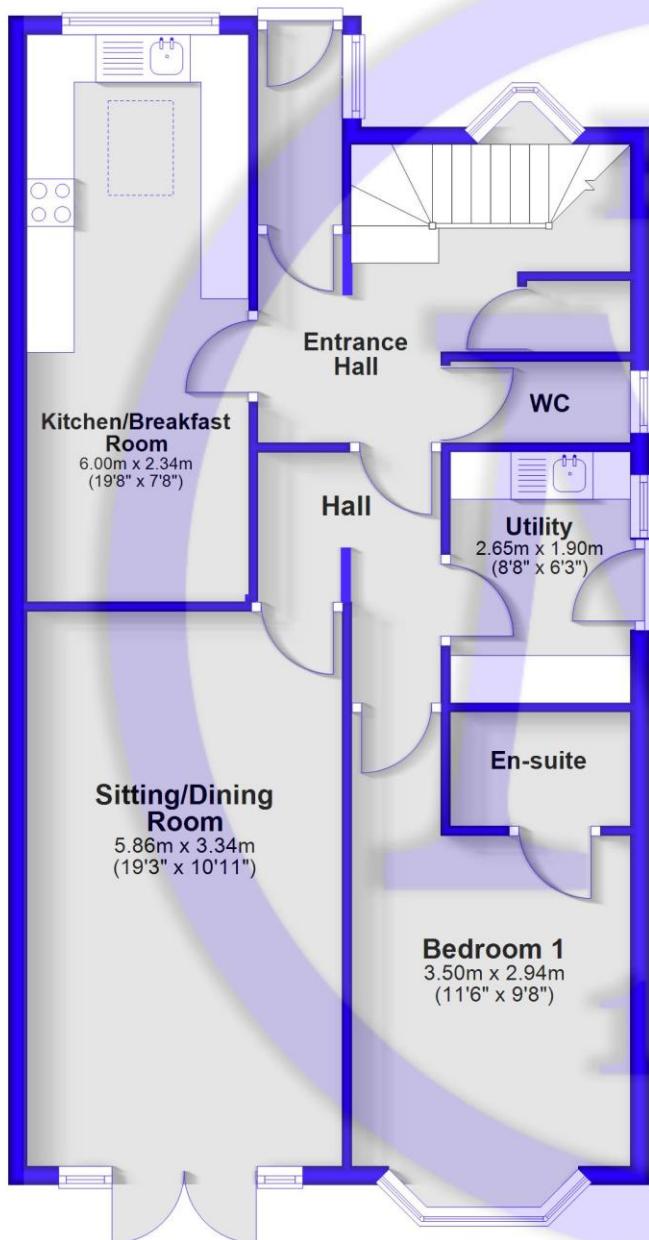
The rear garden is a particular feature of this property, being extremely private and secluded. It includes a large patio area, hard landscaping that makes the garden very low maintenance, high-level fencing, a storage shed, and a pedestrian door leading into the garage.

## Services

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

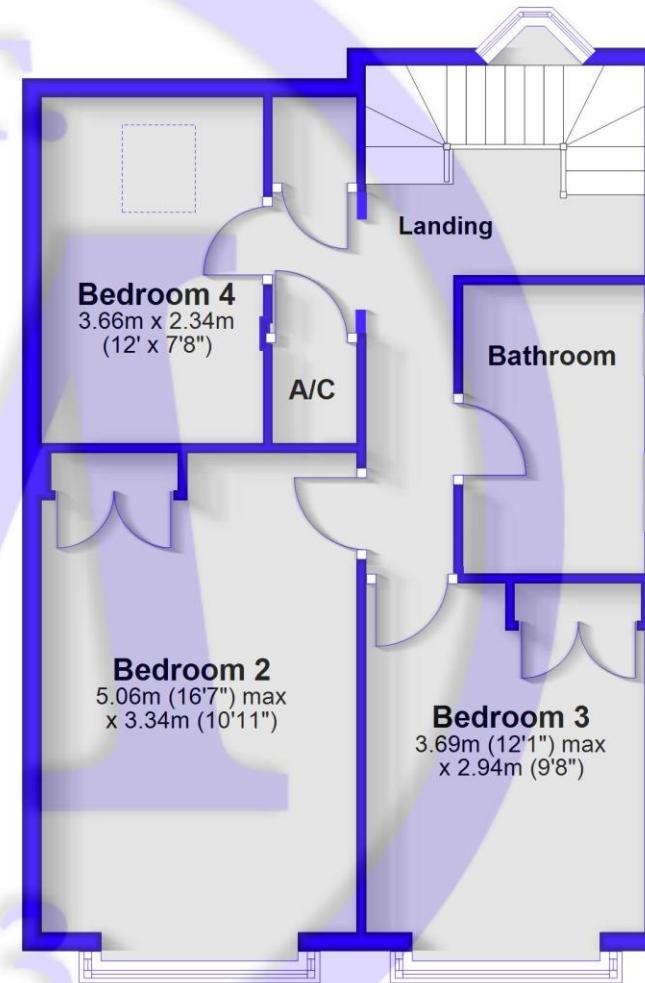
## Ground Floor

Approx. 72.9 sq. metres (785.2 sq. feet)



## First Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



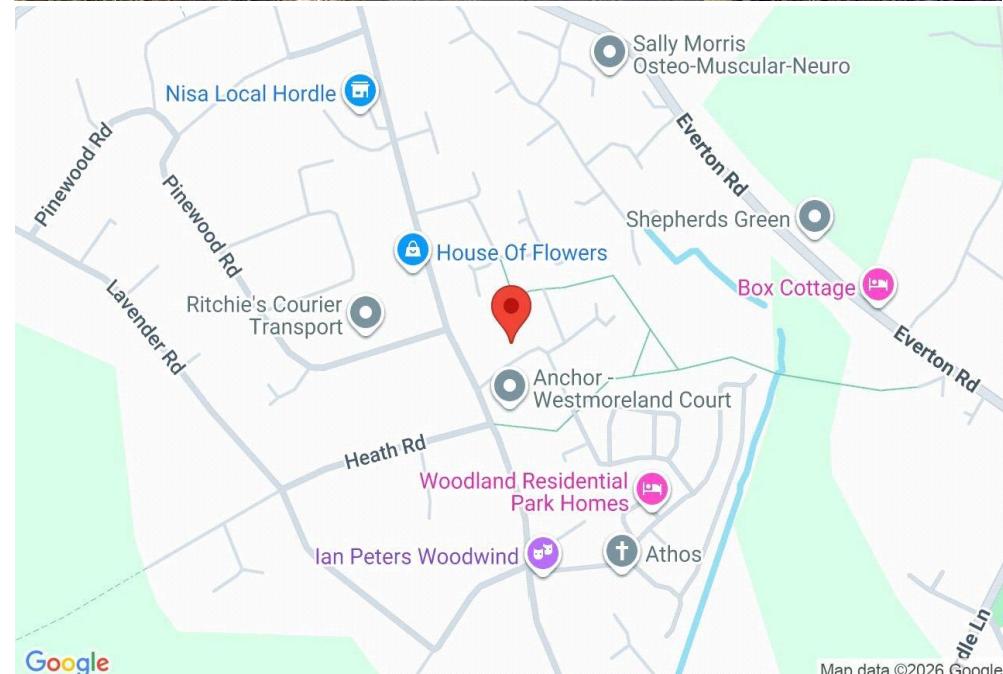
Total area: approx. 130.8 sq. metres (1408.1 sq. feet)

## 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. Continue straight across the next roundabout, then take the second turning on the left into Hordle Lane. Take the first left into Stopples Lane, followed by the third right into Yerville Gardens, where the property will be found on the left hand side.





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