



*10, Sylvan Close, Hordle, Lymington, SO41 0HJ*

*£625,000*

**Mitchells**  
1963 — TODAY



*Brambles*  
*10 Sylvan Close*  
*Hordle*  
*Lymington*  
*Hampshire*  
*SO41 0HJ*

A superbly presented, modern, three/four bedroom, individual detached chalet style property, situated in an idyllic and peaceful location along a private, unmade road in the sought after village of Hordle. Constructed in 2007 on an individual, easily maintained plot, the property features a UPVC double glazed conservatory, a large sitting/dining room, two ground floor bedrooms with a shower room, an impressive entrance hall, a modern kitchen/breakfast room, and a private south-westerly facing rear garden.

- Reception Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Two Ground Floor Bedrooms
- Ground Floor Shower Room
- Galleried Landing
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Garage & Off Road Parking



## The Property

Impressive reception hall featuring a timber staircase leading to the galleried landing and a UPVC double glazed front door.

Large sitting/dining room benefiting from a double aspect and twin UPVC double glazed casement doors opening onto the rear garden.

Modern kitchen/breakfast room fitted with an excellent range of wall and base units, complemented by a contrasting dark worktop and an inset sink unit with mixer tap. Includes integrated fridge, dishwasher, oven, microwave, hob, and extractor, a pull out larder cupboard, space for a breakfast table, and attractive tiled flooring.

Lovely conservatory with low level cavity brick walls, UPVC double glazed windows, a solid roof, casement doors leading onto the patio, and a delightful outlook over the rear garden.

Two ground-floor bedrooms, one featuring a bay window and the other suitable for use as a home office, if required.

Fully tiled ground floor shower room fitted with a white suite.

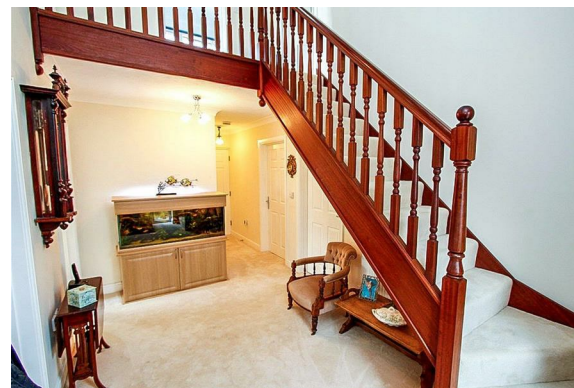
Impressive galleried landing with access hatch to the roof space.

Two first floor double bedrooms, both with useful eaves storage, and one featuring a large walk-in wardrobe.

Fully tiled first floor bathroom fitted with a modern white suite.

Excellent decorative order throughout.

An internal viewing is strongly recommended.



## Gardens & Grounds

The property sits on a lovely mature plot, with the front garden laid mainly to mature shrubs and hedging. A good sized shingle driveway provides off road parking and leads to the integral garage, which has an up and over door, power, and light. There is a useful utility area to the rear with space and plumbing for a washing machine, tumble dryer, and tall fridge freezer, as well as a wall mounted Potterton gas-fired boiler.

The rear garden features a small lawn area with a textured paved patio, a timber pergola, a timber garden shed, a high degree of privacy and seclusion, and a sunny south-westerly aspect.



## Services

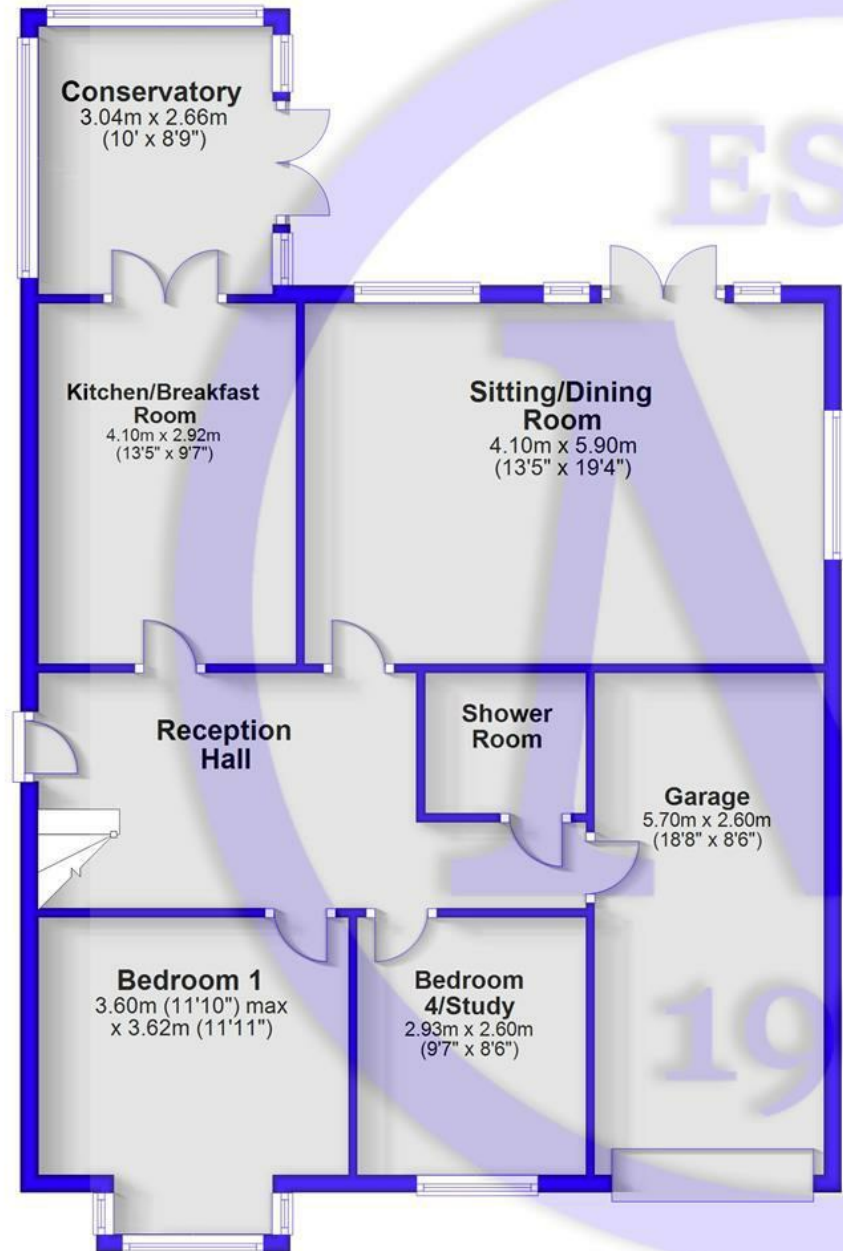
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

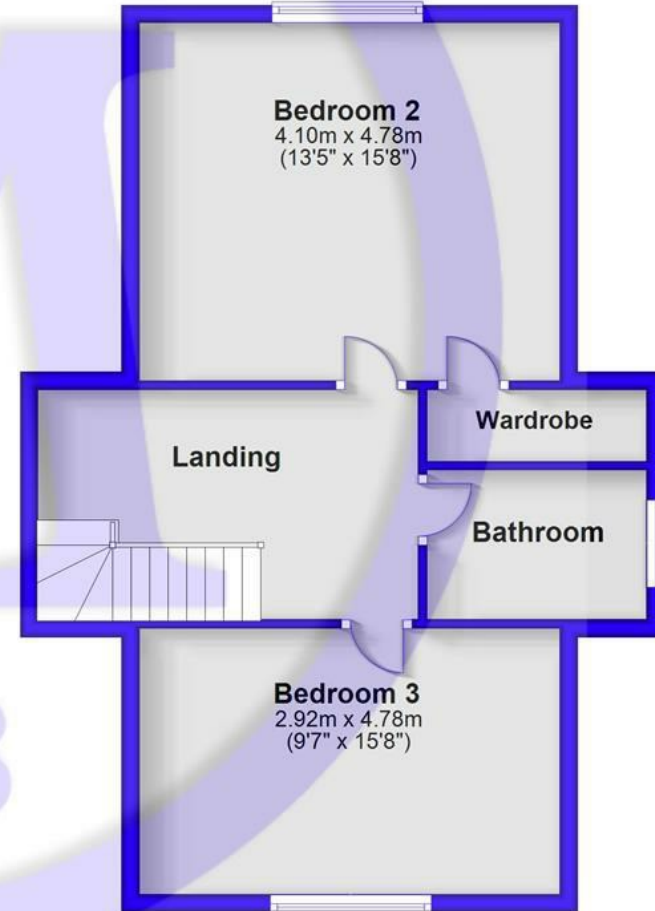
### Ground Floor

Approx. 97.9 sq. metres (1054.1 sq. feet)

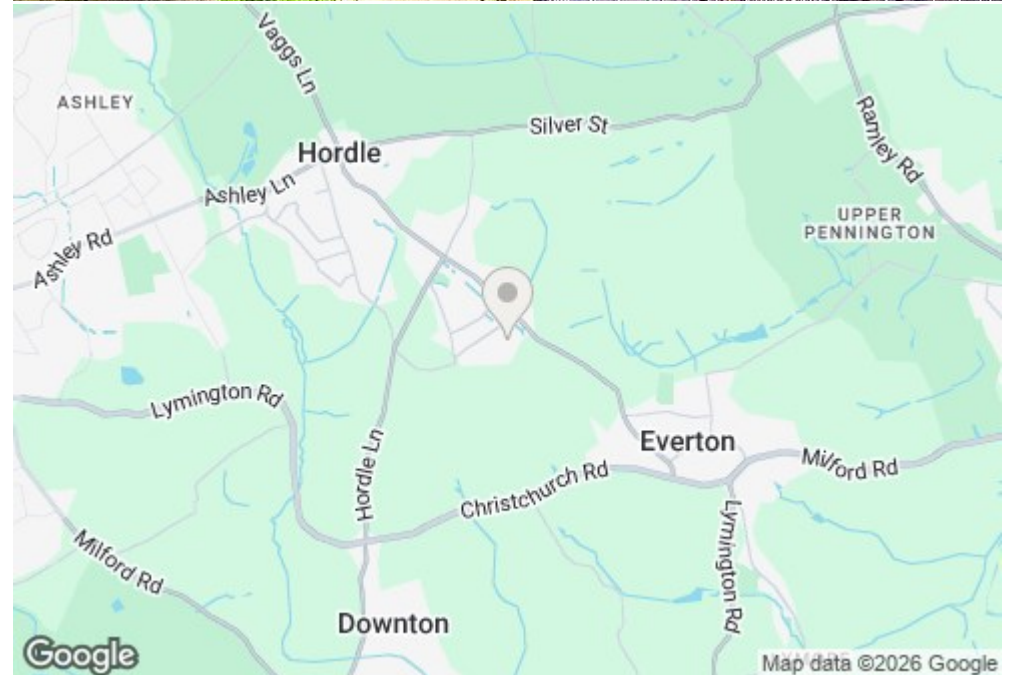


### First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 150.5 sq. metres (1620.3 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.



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