



*29, Stoneleigh Avenue, Hordle, Lymington, SO41 0GS*

*£300,000*

**Mitchells**

1963 — TODAY



*29 Stoneleigh Avenue  
Hordle  
Lymington  
Hampshire  
SO41 0GS*

A deceptively spacious three bedroom end of terrace house situation in a quiet central location within the ever popular village of Hordle. The property has been well cared for and offers a large sitting/dining room, a separate kitchen, a conservatory, three good sized bedrooms, a family bathroom and is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Courtyard Style Garden
- Garage In Nearby Block
- No Forward Chain



## The Property

Entrance hall with useful coat hooks, stairs to first floor landing and useful understairs cupboard housing the gas fired central heating boiler.

Sitting/dining room with feature fireplace with marble surround and inset electric fire, and a double aspect with views to the front and the rear of the property.

Separate kitchen with a range of cream wall and base units, and a contrasting marble effect worktop, tiled flooring and partly tiled walls, four burner gas hob with double electric undercounter oven and space for dishwasher and fridge/freezer.

Conservatory with part brick construction and a polycarbonate roof, plumbing for a washing machine, power and provides access to the rear garden.

First floor landing with trap to roof space.

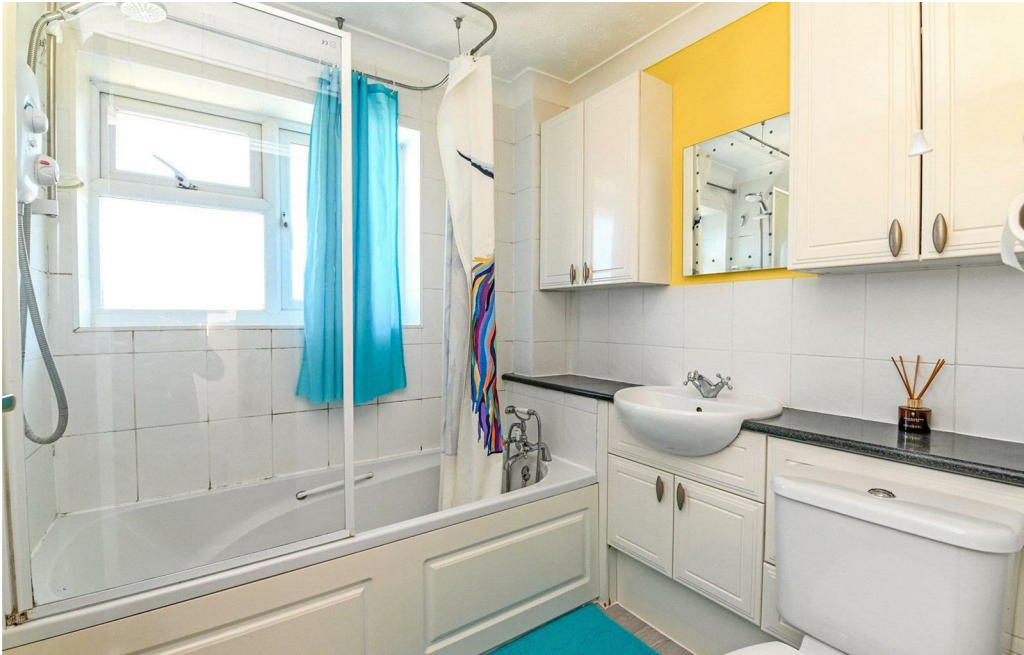
Family bathroom with wood effect flooring, part tiled walls and suite comprising a panel bath with mixer tap over and shower attachment, glass shower screen, independent Mira electric shower, WC, wash hand basin with mixer tap over and storage beneath, additional wall hung storage and a chrome ladder style heated towel rail.

Bedroom one is a generous size with a pleasant outlook to the front and a cupboard housing the hot water tank.

Bedroom two is also a generous double bedroom with an outlook over the rear garden.

Bedroom three is currently laid as a single bedroom with an outlook to the front and a useful over stairs cupboard and would make an ideal home office.





## *Gardens & Grounds*

The front of the property is accessed down a quiet precinct of Stoneleigh Avenue and the front garden is mainly laid to lawn with some hedging, a timber fence and gate, and a pathway leading to the front door.

The rear courtyard style garden is mainly laid to paving with a part brick wall surround and a timber gate providing access to Elvin Close where you will find ample space to park, and with the village shops on Stopples Lane only a short walk away.

## *Services*

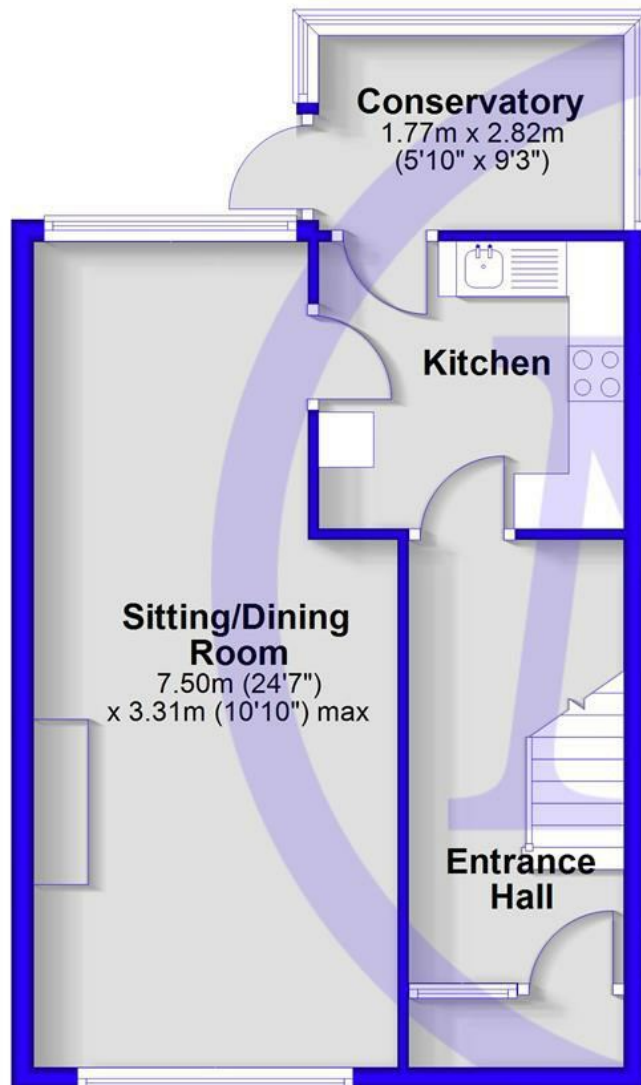
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: D

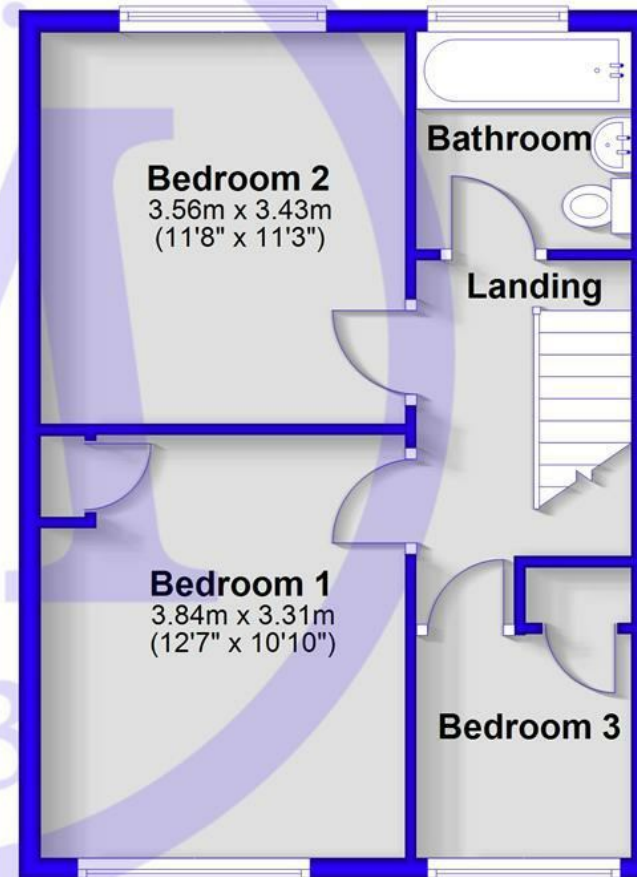
## Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



## First Floor

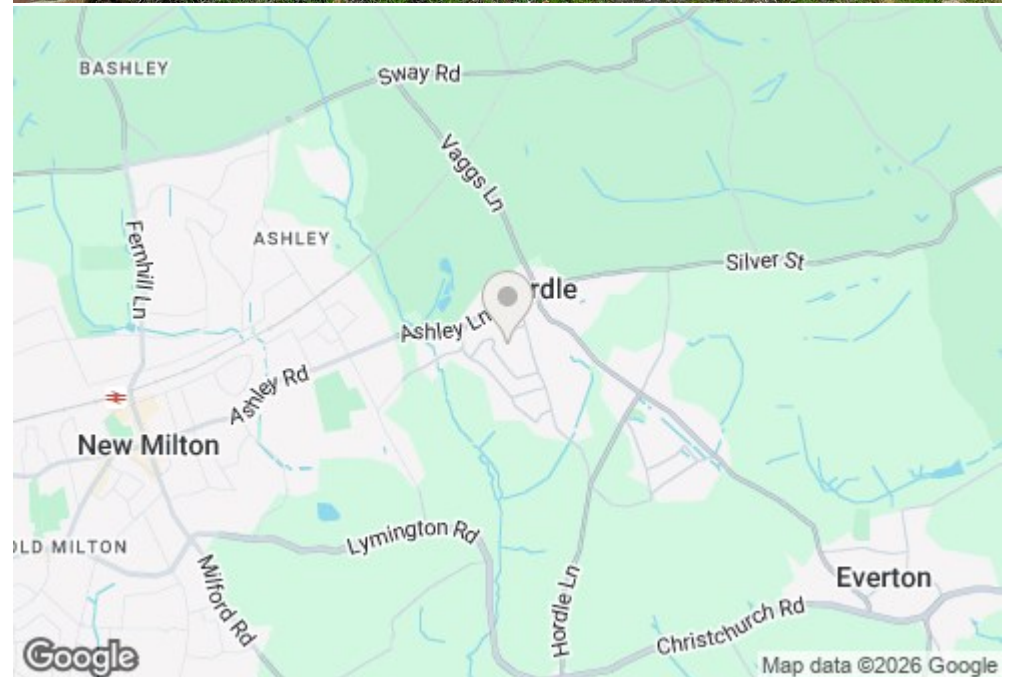
Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.



## 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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