



36, Vicarage Gardens, Hordle, Lymington, SO41 0XJ

£298,500

Mitchells

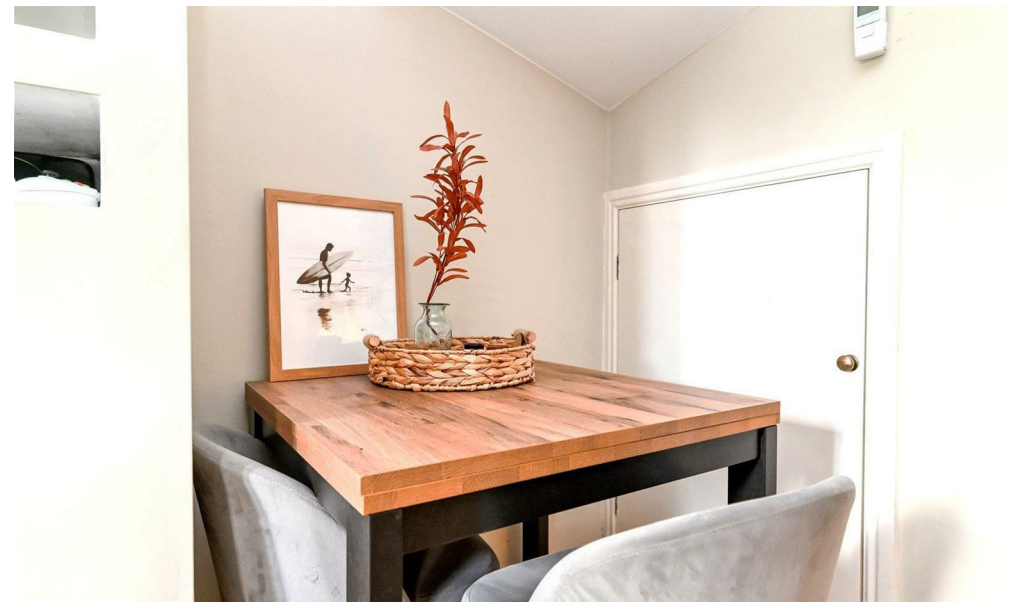
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36 Vicarage Gardens
Hordle
Lymington
Hampshire
SO41 0XJ

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



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, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: C

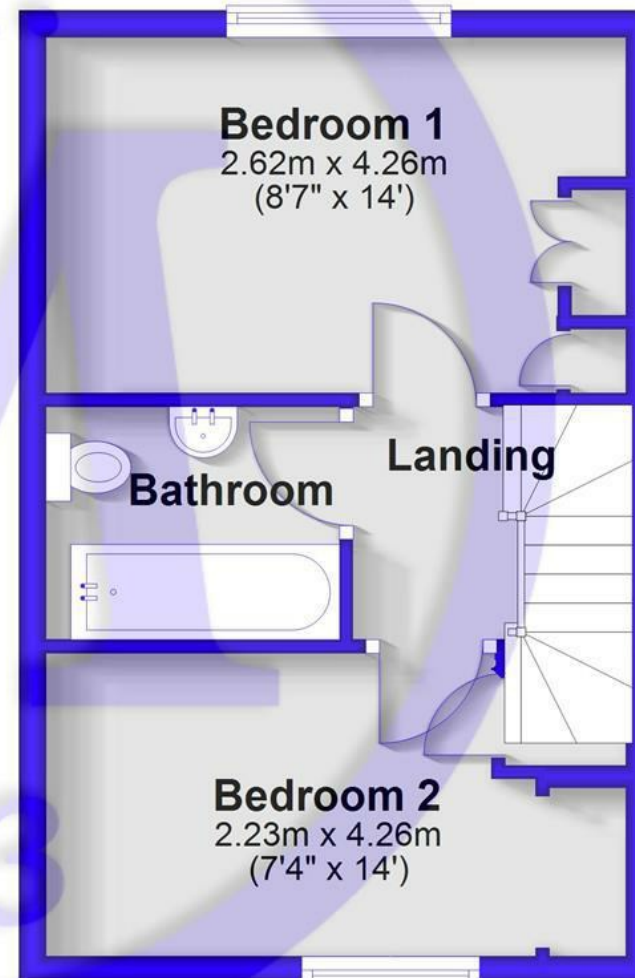
Ground Floor

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

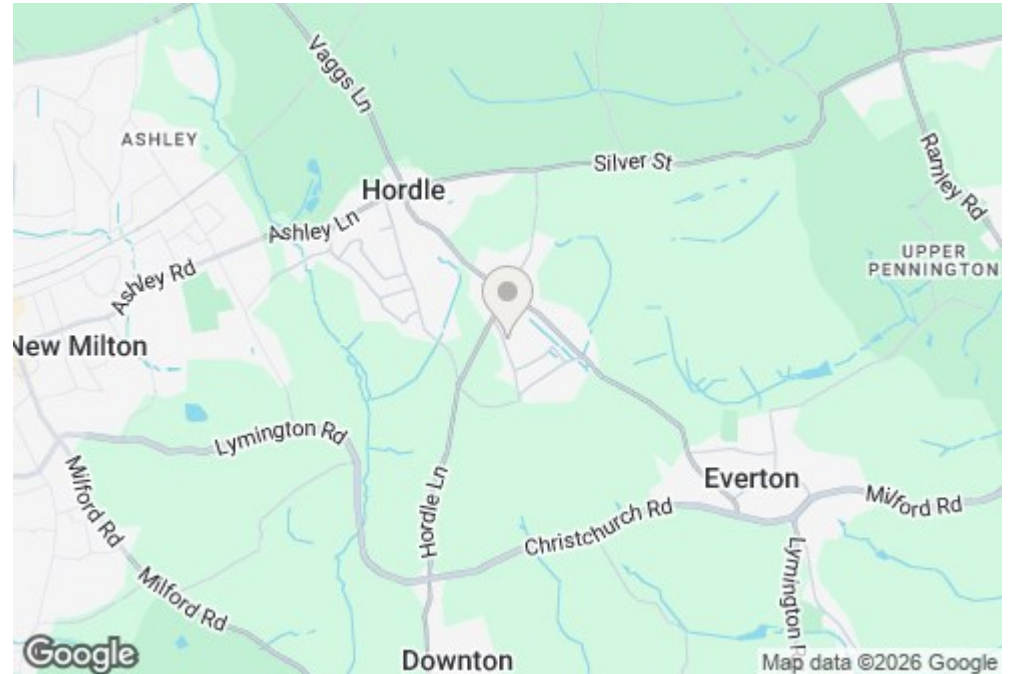


First Floor

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 Lyvington 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 Lyvington, 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.



Mitchells.uk.com
info@mitchells.uk.com
01425 616411

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

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