



Coningsley House, Vaggs Lane, Hordle, Lymington, SO41 0FP

£1,250,000

Mitchells

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*Coningsley House Vaggs
Lane
Hordle
Lymington
Hampshire
SO41 0FP*

Coningsley House is a large, detached Edwardian residence set in a well-established garden and four acres of paddock, located between the forest villages of Tiptoe and Sway. Built in 1911, the main house is constructed with red brick cavity walls under a pitched clay tile roof, and it retains high ceilings along with many original period features. Boasting five well-appointed double bedrooms, Coningsley House is perfectly suited for family living and entertaining. It has been a much-loved family home and has been thoughtfully improved by the current owners over the past thirty-eight years.

- Beautiful Edwardian Detached House Retaining Many Original Character Features
- Magnificent Family/Living Room With Views Over Your Own Fields, Opening Onto Paved Patio Areas
- Five Large Double Bedrooms
- Stunning Private Gardens, Including Greenhouse & Vegetable Plot
- Equestrian Facilities Including Stable Block, Barn & Outbuildings With Five Level Paddocks
- Large Garage & Workshop
- Close to Beaches & Forest



The Property

An enclosed porch leads through to the welcoming entrance hall, WC, home office, and living room.

The heart of the home is the large open-plan kitchen/dining room, which connects to a contemporary 26' triple-aspect extension offering abundant natural light and panoramic southerly views across the four-acre grounds.

A further 24' utility room, boot room, and second WC complete the spacious and versatile ground floor.

The original staircase leads up from the entrance hall to a landing, with three large bedrooms featuring original fireplaces (one with an en-suite), a family bathroom, a separate WC, and a laundry room on this level.

Stairs continue up to the top floor landing and bedrooms four and five, each enjoying southerly views out across the fields to Sway Tower and the Isle of Wight beyond. Three further doors on this level lead to useful attic storage, offering space and scope for further enhancement.

The property is freehold. Mains gas central heating, mains electricity, mains water, and private drainage. The council tax band is G. Ultrafast fibre broadband is available, and mobile voice and data services should be accessible from all major networks.





Gardens & Grounds

The lovingly maintained gardens are a true highlight, with a well-maintained lawn, flowering borders, a large productive vegetable patch, a greenhouse, and mature fruit trees. A large south-facing patio area and pergola join the garden seamlessly to the house.

The whole property is fully fenced and bordered by a mixture of mature hedging and oak-lined embankments. A swept gravel driveway leads from the road, providing space to park multiple vehicles as well as vehicular access to the garage, stables, and barn.

Sited to the west of the house, the garage was constructed just over twenty years ago and offers open space for cars and a workshop. To the east, an area of hardstanding provides a yard with two stables, a tack room, a barn, and a field shelter.

Both water and electricity are on hand, as is lighting, which makes the property perfect for those wishing to have animals, with access to the forest just a mile away at Boundway.

Close to the house is a gravelled compound, useful for parking trailers and other equipment or for turning out horses. The three-plus acres of paddocks are accessed from the garden, field shelter, or driveway, and provide the house with exceptional privacy, space for outdoor pursuits, or potential additional development, subject to planning.

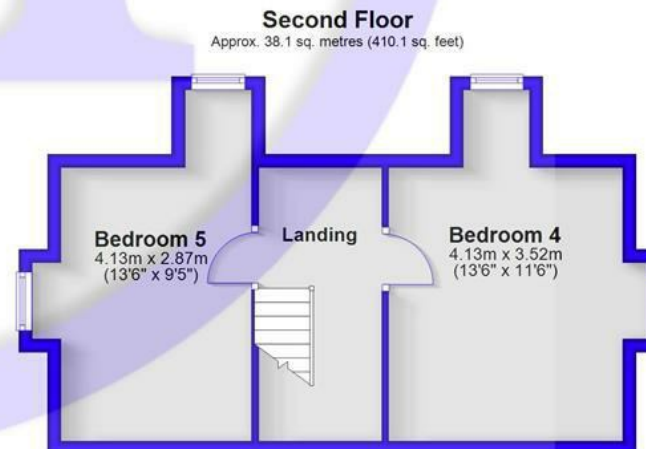
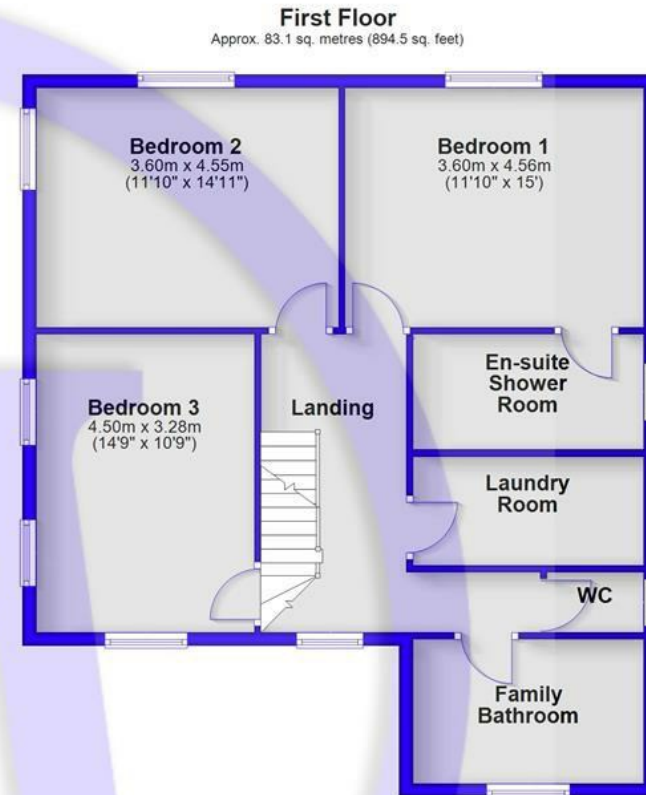
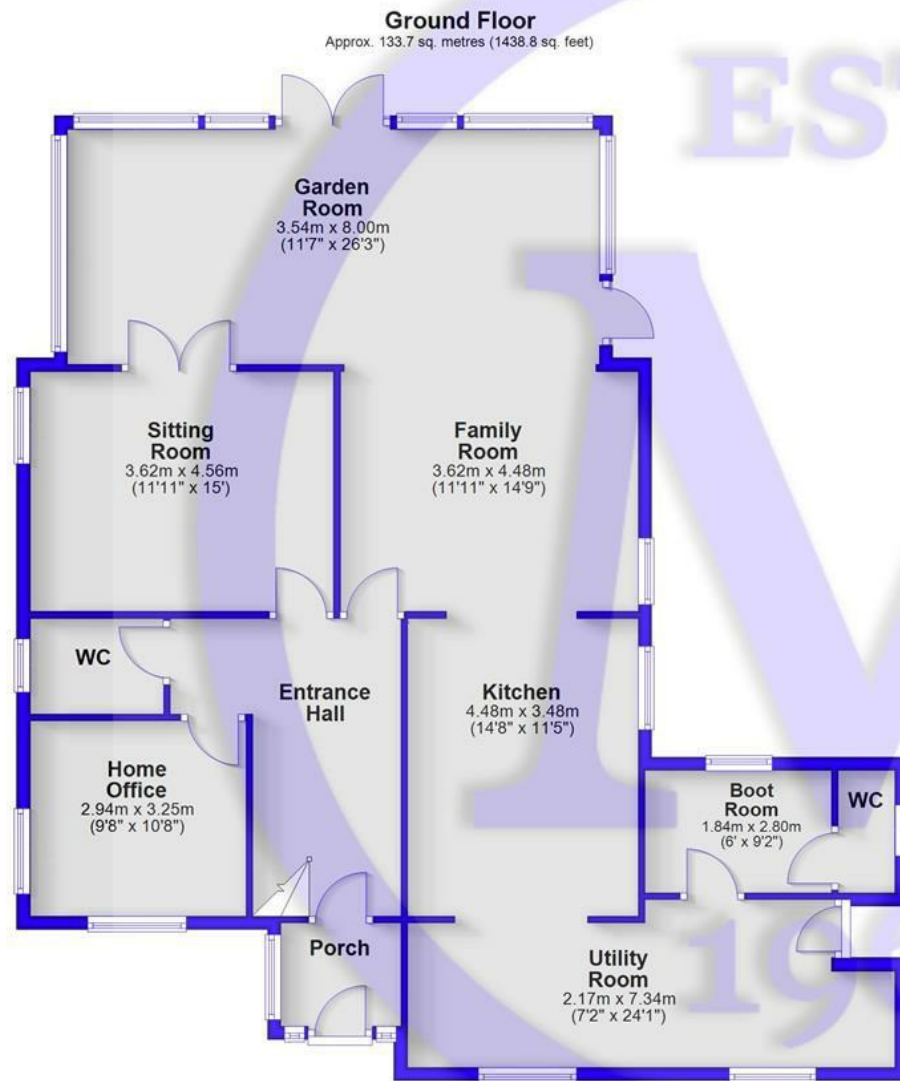
Overall, this is a rare opportunity to own a character-filled home with both charm and scale, and space for modern family life.

Services

Mains gas, electricity, water and drainage

Council Tax Band: G

Energy Performance Certificate (EPC) Rating: D



Total area: approx. 254.9 sq. metres (2743.4 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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