



*3, The Ostlers, Hordle, Lymington, SO41 0FT*

*£535,000*

**Mitchells**  
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*3 The Ostlers  
Hordle  
Lymington  
Hampshire  
SO41 0FT*

An immaculately presented four bedroom family home located in a peaceful cul-de-sac within the sought after village of Hordle. Beautifully maintained by the current owners, the property offers four generously sized bedrooms, two bathrooms, a modern kitchen, and a charming conservatory featuring a log burner and casement doors that open onto a private garden with views over neighbouring fields. Additional benefits include an integral garage and off road parking.

- Entrance Hall
- Kitchen
- Sitting Room
- Conservatory
- Four Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Excellent Storage Throughout
- Private Rear Garden
- Views Over Neighbouring Fields



## The Property

Sitting room with timber flooring, a feature fireplace with an electric fire, and double casement doors opening onto the rear garden.

The spacious conservatory provides an excellent additional living area, complete with timber flooring, a radiator, a log burner and further doors to the garden which all enjoy views over the neighbouring fields.

The modern kitchen offers timber shaker style units, marble effect worktops, a five burner gas hob with raised electric ovens, integrated appliances including a fridge/freezer and dishwasher, a cupboard housing the Worcester Bosch boiler, and a breakfast bar. A feature bay window provides a pleasant outlook to the front.

Ground floor WC with tiled flooring and a white suite.

First floor landing with a useful storage cupboard and stairs to the second floor.

Bedroom one is a spacious double with built-in wardrobes, lovely views over the garden and fields, and access to a private balcony to enjoy the views. It also benefits from a fully tiled en-suite with a shower cubicle with a thermostatically controlled shower, his-and-hers sinks, a WC and a Velux window.

Bedroom two is a generous double bedroom with two front facing windows and ample space for furniture.

Spacious fully tiled family bathroom with a UPVC double glazed window, an extractor fan, recessed ceiling spotlights and a suite comprising a shower cubicle with a thermostatic shower, a panelled bath, and a heated towel rail.

The second floor includes a landing with access to the loft.

Bedroom three is a good sized double enjoying superb field views and built-in storage, while bedroom four is currently used as a study with fitted furniture and access to an additional storage room.





## *Gardens & Grounds*

To the front of the property is a block paved driveway with an electric charging point and leads to the single garage with power and lighting. The garage also benefits from space and plumbing for a washing machine and tumble dryer.

The rear garden has been well landscaped for low-maintenance with a generous gravelled area ideal for outdoor seating and entertaining. Mature planting, potted shrubs and established borders provide year round interest, while the impressive trees at the boundary create a wonderful sense of space. A decked seating area offers an additional spot to relax and take in the open field views beyond the fence, giving the garden a peaceful, countryside feel. This charming outdoor space is perfect for making the most of the surrounding natural scenery.

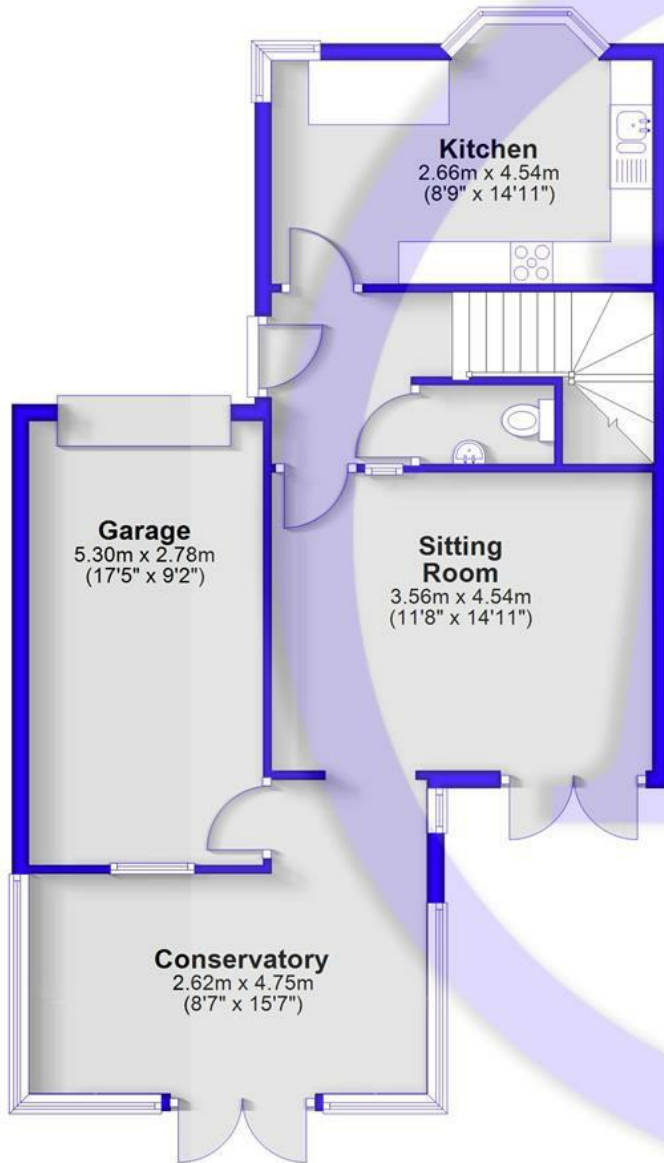


## *Services*

Mains gas, electricity, water and drainage  
Council Tax Band: E  
Energy Performance Certificate (EPC) Rating: C

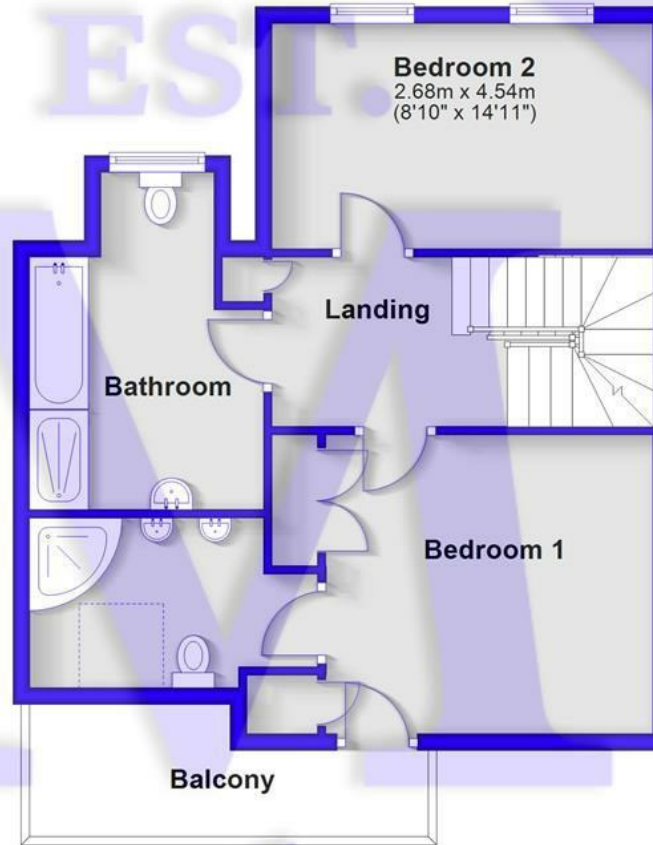
### Ground Floor

Approx. 68.9 sq. metres (741.7 sq. feet)



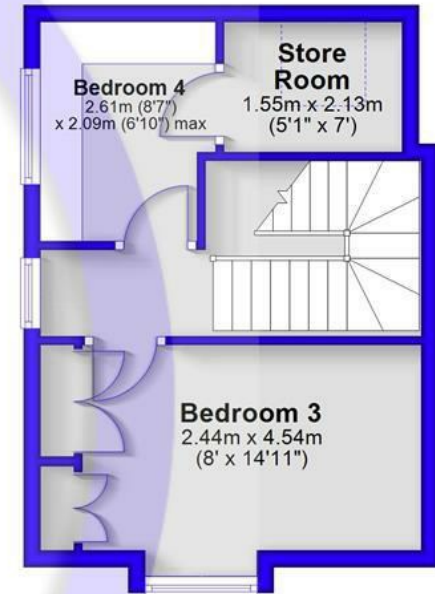
### First Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



### Second Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 152.3 sq. metres (1638.9 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.



[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

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