



*90, Ashley Lane, Hordle, Lymington, SO41 0GA*

*£565,000*

**Mitchells**  
1963 — TODAY



90 Ashley Lane  
Hordle  
Lymington  
Hampshire  
SO41 0GA

A deceptively spacious detached period house that has been extended over the years, now offering versatile and ample living accommodation. Features include a ground floor shower room, two further reception rooms, a large brick built pitched roof garage, and a generous private rear garden. There is off road parking at the front for multiple vehicles. The property is situated on a popular residential road, close to the centre of Hordle and within walking distance of some of the area's best local schools.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- Off Road Parking



## The Property

A tiled step leads to the front, where there is a covered open porch.

An extremely bright entrance hall features original wooden flooring, a window, and additional light from the landing window above.

The ground floor WC includes a fully tiled shower cubicle and a window.

The sitting room is open plan to a dining area, with a large bay window providing a southerly outlook over the front garden and a brick built fireplace inset with a working log burner.

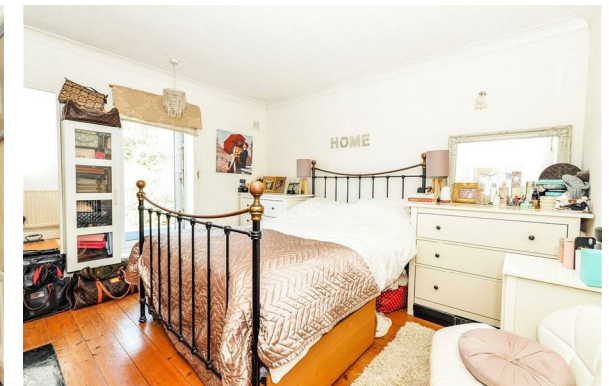
The dining area is a generous space with timber casement doors leading into the kitchen/dining room, which also features an exposed brick chimney.

The kitchen/dining room is an impressive space, formed by the ground floor extension that spans the full width of the property. It has a window overlooking the rear garden and casement doors leading to the patio. The entire space has stone effect tiled flooring and an excellent range of matching base storage cupboards with a timber worktop, which partly extends to create a breakfast bar, dividing the area to a further seating space. There is space for a range style cooker, an open style fridge/freezer, washing machine, and tumble dryer. Additionally, a door leads to the left hand side of the property.

The first floor landing has exposed original floorboards, a window, and access to the roof space.

There are three double bedrooms: bedroom one continues the original floorboards and features a large bay window on the south elevation; bedrooms two and three overlook the rear garden with views of fields in the distance.

The bathroom has been tastefully refurbished with partly tiled, brick effect white gloss tiles, and a matching suite comprising a full sized bath, a low flush WC, and a wash hand basin set into a vanity unit with storage underneath.



## Gardens & Grounds

To the front of the property, there is a large driveway with turning space, offering excellent parking and vehicular access to the left hand side, where timber gates lead to the detached double garage.

The rear garden is a fantastic size and extremely private, featuring various outbuildings. These include a detached brick built pitched roof garage with power and a mezzanine providing good storage in the roof space; a fully insulated summerhouse with power and a telephone point, suitable for use as an office or entertaining space; and a useful shed currently being fitted out as a studio, also with power. To the right hand side of the property, there is a brick built extension with laminate flooring and power points, offering excellent storage and currently used as a workspace.



## Services

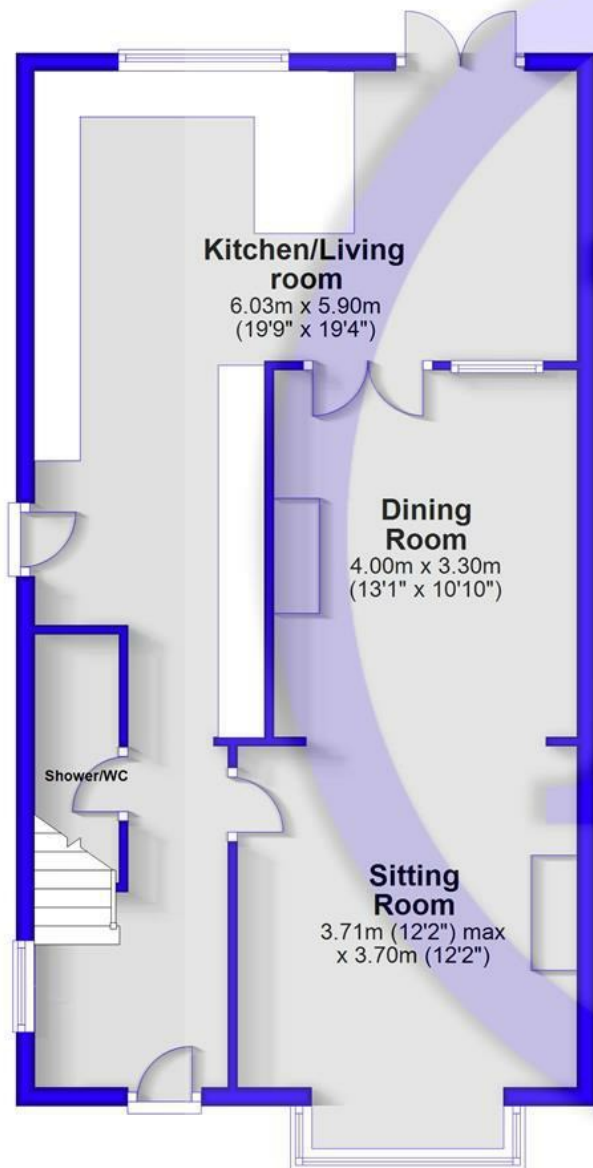
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

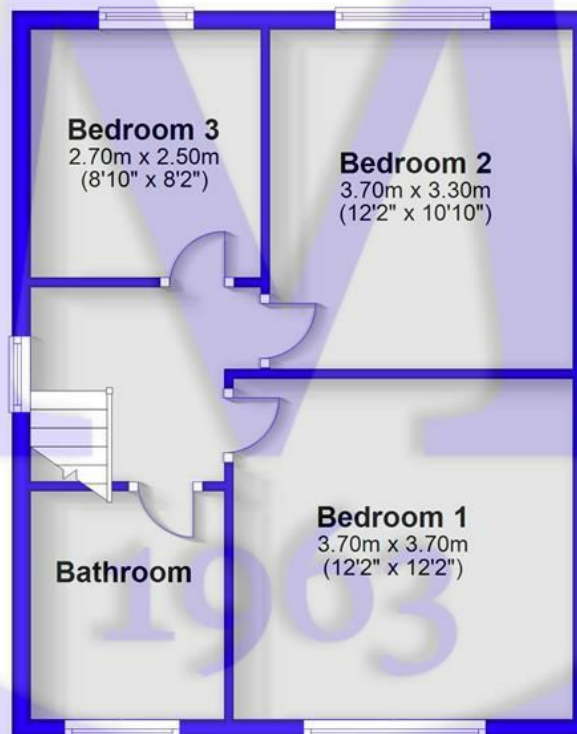
## Ground Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



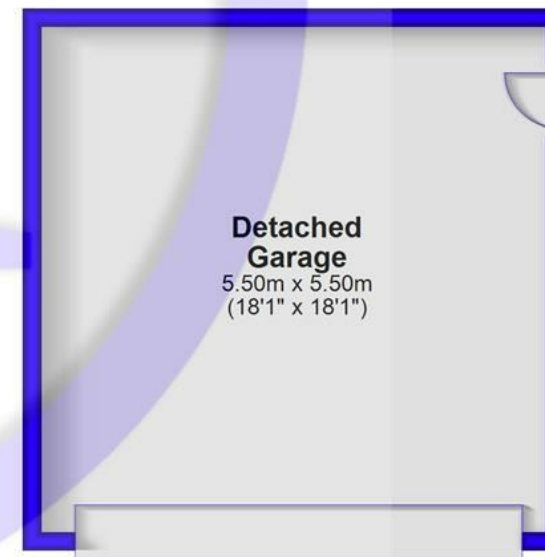
## First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



## Double Garage

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 140.5 sq. metres (1512.0 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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