



222 Everton Road, Hordle, SO41 0HE

£675,000

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*222 Everton Road
Hordle
Lymington
Hampshire
SO41 0HE*

An individual two/three bedroom detached single storey residence set on a stunning large plot of just over half of an acre in this lovely rural position, with open fields to the rear and farmland to the front. The property is situated on the Everton/Hordle border and is within easy reach of the well regarded local school and the popular local store. It is offered with no forward chain and has excellent potential for further extension if required, subject to any necessary permissions. Other features of the property include a detached double garage and a sunny south easterly rear aspect.

- Porch & Entrance Hall
- Sitting/Dining Room
- Garden Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Shower Room
- Loft Room
- Double Garage & Carport
- Large Gardens



The Property

Entrance porch with a double glazed front door.

Entrance hall with a double cloaks cupboard.

Double aspect sitting/dining room with attractive parquet flooring, a wood burning stove, stairs to the first floor, and twin casement doors leading to the garden room.

Garden room with low level cavity brick walls, UPVC double glazed windows, a solid roof, timber effect flooring, and a beautiful outlook over the rear garden to the woodland beyond.

Kitchen/breakfast room fitted with a range of wall and base units, a timber effect worktop and breakfast bar, an inset one and a half bowl sink unit with a mixer tap, tile effect flooring, an outlook to the front, and a boiler cupboard housing the wall mounted Potterton gas fired boiler. Integrated appliances include a double electric oven, a four burner gas hob, and an extractor. There is space for a dishwasher and a tall fridge/freezer.

Two ground floor double bedrooms, one with built-in wardrobes.

Bedroom three/home office is currently used as a utility room.

Fully tiled shower room fitted with a white suite comprising a corner shower cubicle with a Triton shower, a wash basin, a WC, and tiled flooring.

Bathroom comprising a panelled bath with a mixer tap and shower attachment over, a wash basin, and a WC.

First floor loft room benefiting from a double aspect, power, light, and a beautiful far reaching outlook.





Gardens & Grounds

The property sits on an impressive plot of just over half an acre, with the front garden laid mainly to shingle, providing good off road parking. The remainder of the front garden has level, mature borders, providing a good degree of privacy from the road.

Twin timber gates provide side access. A shingled driveway extends along the side of the property and leads to the detached double garage with twin up and over doors, a pitched roof, power and light. There is an adjoining car port and garden store.

The superb rear garden is laid mainly to lawn, with mature fruit trees and a lovely open, private aspect to the rear, all enjoying a sunny south westerly aspect.

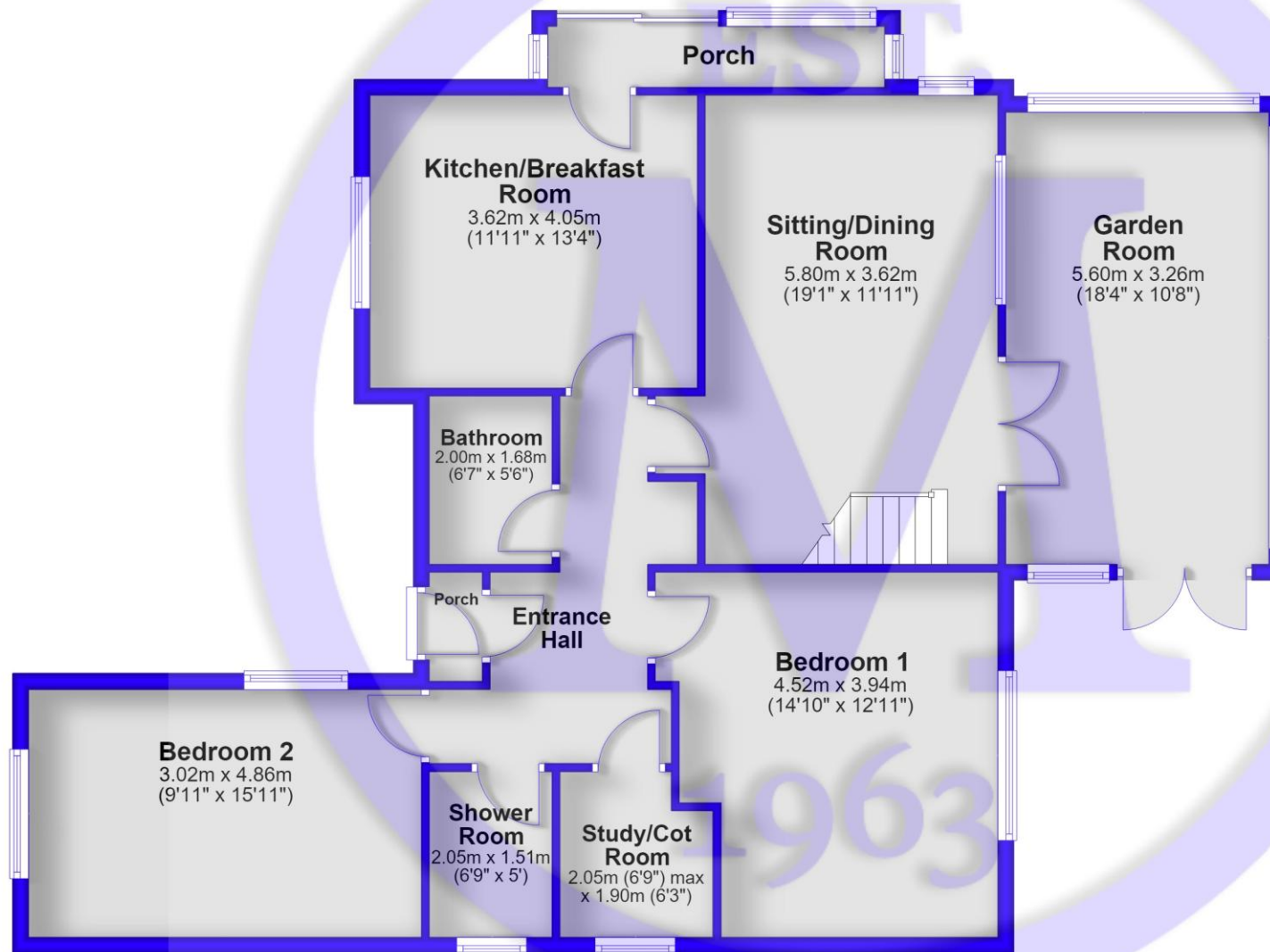


Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: D

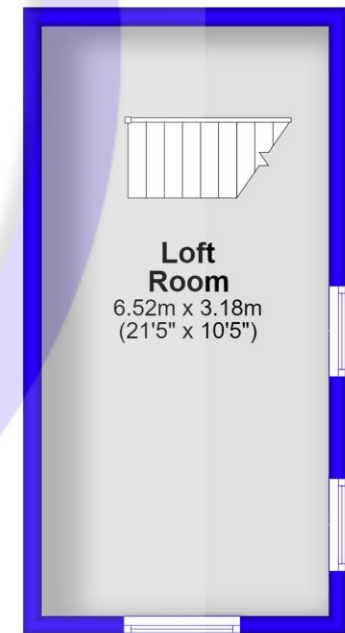
Floor Plan

Approx. 117.2 sq. metres (1261.5 sq. feet)



First Floor

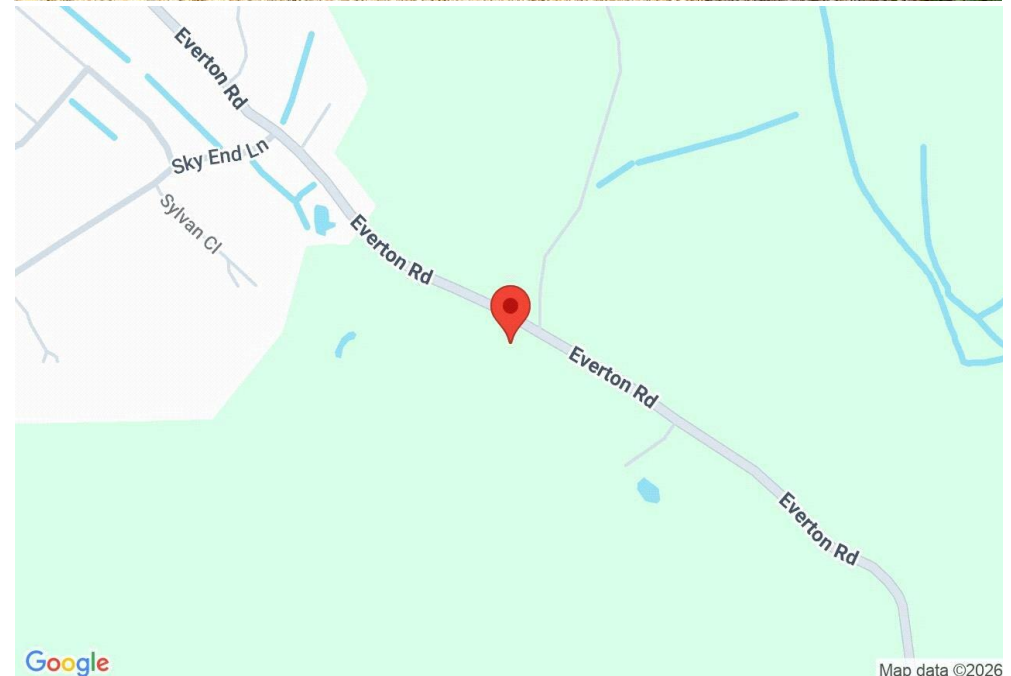
Approx. 20.7 sq. metres (223.2 sq. feet)



Total area: approx. 137.9 sq. metres (1484.7 sq. feet)

Situation

Hordle is a friendly village ideally placed between the Georgian town of Lymington and the lively market town of New Milton. It has an 'Outstanding' rated primary school, along with everyday essentials including a Co-op, pharmacy, village pub and sports ground. From here, it's easy to reach New Milton's railway station, Lymington's picturesque quay, the New Forest National Park and the beaches at Barton on Sea. Combining a welcoming village atmosphere with excellent local amenities and beautiful surroundings, Hordle is a wonderful place to call home.





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