



45a Ashley Lane, Hordle, SO41 0GB

£465,000

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*45a Ashley Lane
Hordle
Lymington
Hampshire
SO41 0GB*

This highly deceptive three/four bedroom family home is situated in the heart of Hordle village and is a short walk from the local school and shops. The property offers bright, modern accommodation, with features including a lovely kitchen, a spacious sitting room, a garden room, a ground floor bedroom/dining room, a master bedroom with an en suite, a sunny, secluded south facing garden, a garage, and a driveway. A viewing of this property comes highly recommended.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Sitting Room
- Garden Room
- Dining Room/Ground Floor Bedroom
- Three First Floor Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Driveway
- Garage
- Sunny South Facing Garden
- Vendor Suited



The Property

Entrance hall with an understairs storage cupboard, Amtico style flooring, a ground floor cloakroom, and stairs to the first floor landing.

Cloakroom with a suite comprising a wall hung wash hand basin, a WC, and a UPVC window.

The kitchen is situated at the front of the property with cream wall and base units, a contrasting granite effect worktop, a stainless steel one and a half bowl sink with a mixer tap over and drainer, a tiled splashback, central heating controls, a UPVC window providing an outlook to the front, a cupboard housing the modern Worcester boiler, and space and plumbing for a washing machine. Integrated appliances include a four burner gas hob with an extractor fan over, a double under counter oven, a dishwasher, and a tall freestanding fridge/freezer.

Dining room, which would also make a fantastic ground floor double bedroom if required, with timber effect flooring and a large UPVC window to the front.

The sitting room is a particularly impressive size, with a TV aerial point, two radiators, and sliding patio doors leading into the garden room.

The garden room is currently used as a family room with a dining area, a wall mounted TV aerial point, a double radiator, a dwarf cavity brick wall, UPVC double glazed windows, a tiled roof with a Velux window, and double casement doors leading out to the patio and rear garden.

First floor landing with a hatch to the loft space and an airing cupboard housing the hot water cylinder and slatted shelves for storage.

Family bathroom with a modern suite comprising a freestanding bath with a mixer tap over, a WC, a wash hand basin with a mixer tap over and storage beneath, a large chrome heated towel rail, part tiled walls, and a UPVC window.

Three spacious first floor double bedrooms, with the master being a particularly generous size and enjoying a view over the rear garden, ample space for storage, and its own en-suite shower room.

The en-suite comprises a large corner shower cubicle with sliding glass shower doors, thermostatic shower attachments, a WC, a wash hand basin with a mixer tap over and storage beneath, a tiled splashback, a large chrome heated towel rail, and a UPVC window.





Gardens & Grounds

To the front of the property, there is a dwarf brick wall, raised beds, and a generous stone driveway providing off road parking for four to five vehicles and access to the single garage, which has an up and over door, power, lighting, a pitched tiled roof, and a pedestrian door providing access to the patio and rear garden.

The rear garden is extremely private and secluded, with a bright, sunny southerly aspect, a large patio area, and raised decking providing a fantastic area for outdoor dining, with a built-in barbecue, food preparation area, and fire pit. The remainder of the garden is laid to lawn, with high level fencing, and a summerhouse with double casement doors, power, and lighting.

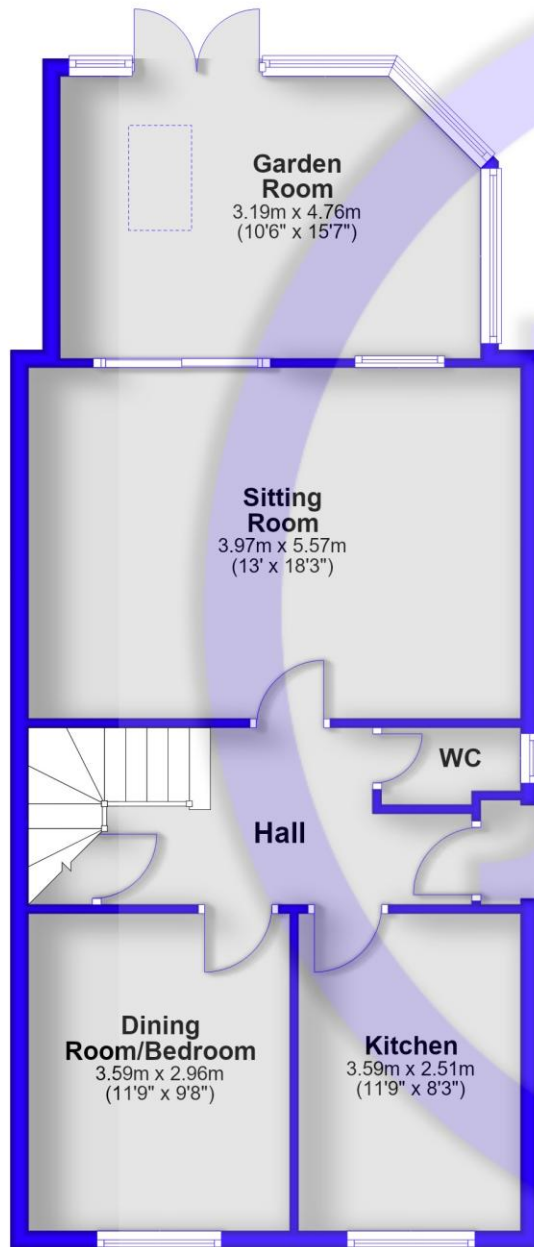


Services

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

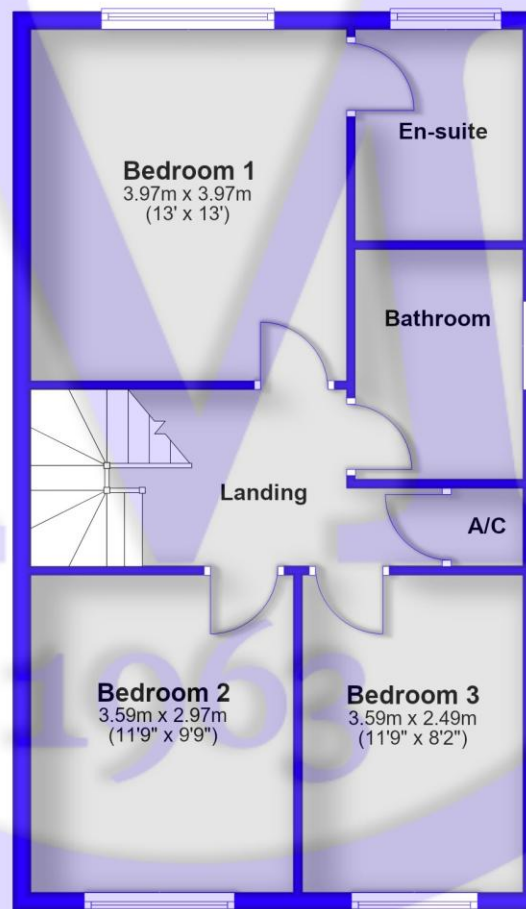
Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



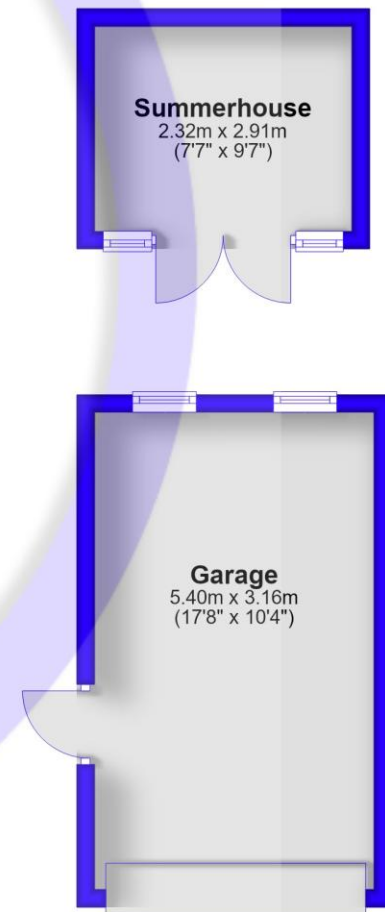
First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Outbuildings

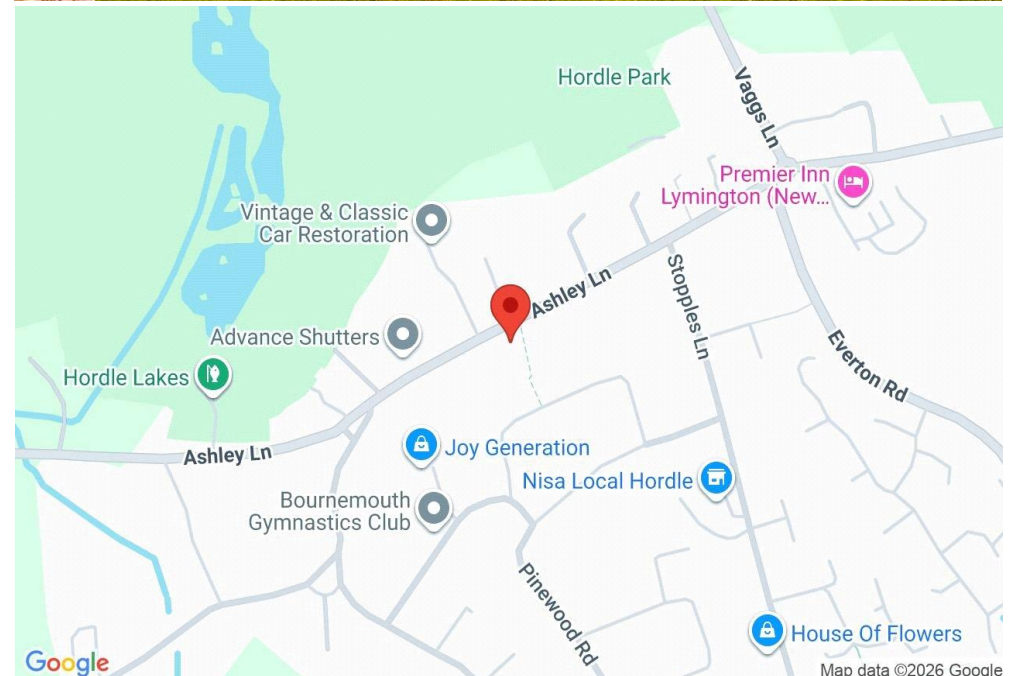
Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 149.2 sq. metres (1605.9 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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