



72, Stopples Lane, Hordle, Lymington, SO41 0GL

£500,000

Mitchells
1963 — TODAY



72 Stopples Lane
Hordle
Lymington
Hampshire
SO41 0GL

Mitchells are proud to offer this extended three bedroom family home, which is being sold for the first time in over thirty years. The property offers bright, modern accommodation and fantastic family living close to local schools and shops. Features include three reception rooms, a spacious kitchen, an integral garage, and a secluded southwest facing garden.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- Sitting Room
- Family Room
- Dining Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Integral Garage



The Property

Entrance hall with timber effect flooring, stairs to the first floor landing, and central heating controls.

Ground floor cloakroom with a modern white suite comprising a WC, a wash hand basin with a mixer tap and storage beneath, a UPVC window, and a radiator.

The sitting room is situated at the front of the property with a large UPVC picture window, a feature open fire with a marble hearth and ornate surround, and double doors leading through to the family room.

The family room continues the timber effect flooring, offers ample space for two sofas, includes a TV aerial point, and leads through to the dining room.

The dining room benefits from a bright double aspect and double casement doors that open out to the sunny southwest facing garden.

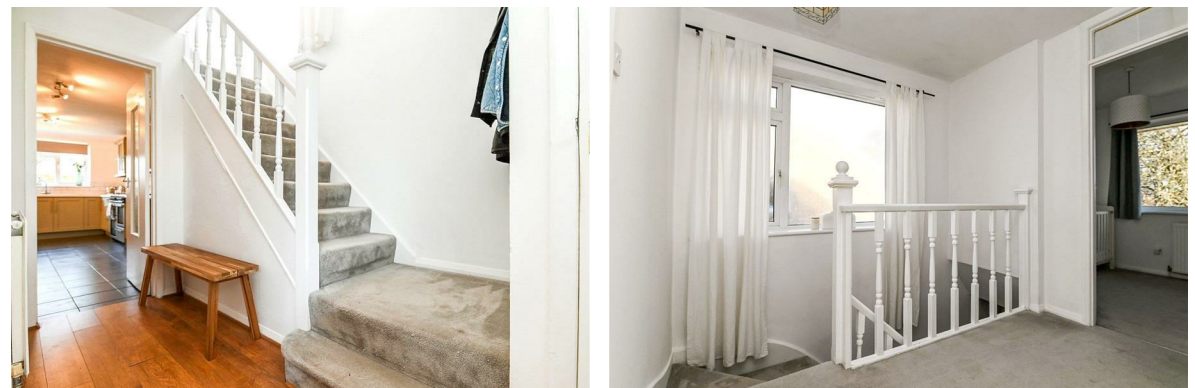
An archway leads through to the kitchen/breakfast room. The kitchen is fitted with a fantastic range of modern shaker style wall and base units with a contrasting quartz worktop, tiled flooring, a walk-in storage cupboard, a stainless steel one and a half bowl sink with a mixer tap and drainer, a tiled splashback, an extractor fan, and a breakfast bar. Built-in appliances include an undercounter fridge and dishwasher, along with space and plumbing for a range style cooker and a tall fridge/freezer.

First floor landing with a UPVC window allowing natural light, a hatch to the loft space, and an airing cupboard with slatted shelves for storage.

Three lovely bedrooms, with bedrooms one and two being particularly generous doubles that provide ample space for furniture. Bedroom two benefits from built-in wardrobes and a view over the rear garden. Bedroom three would make an ideal single bedroom or home office.

The family bathroom has been recently upgraded with a modern suite comprising a pedestal wash hand basin with mixer tap, a WC, a panel bath with mixer tap and independent thermostatic shower, a glass shower screen, a heated towel rail, tiled flooring, and fully tiled walls.

Integral garage with double opening doors to the front, a pedestrian door leading to the driveway, and an additional door to the rear garden. The garage has been plastered throughout, features recessed ceiling spotlights, and includes a utility area with a worktop, space and plumbing for a washing machine, and a cupboard housing the modern Vaillant combination boiler.





Gardens & Grounds

To the front of the property is a shingle driveway providing off road parking for three to four vehicles, screened by a high level hedge.

The rear garden enjoys a bright, sunny southwesterly aspect, with high level fencing that makes the garden extremely private and secluded, along with mature planting and a large area of lawn.

Services

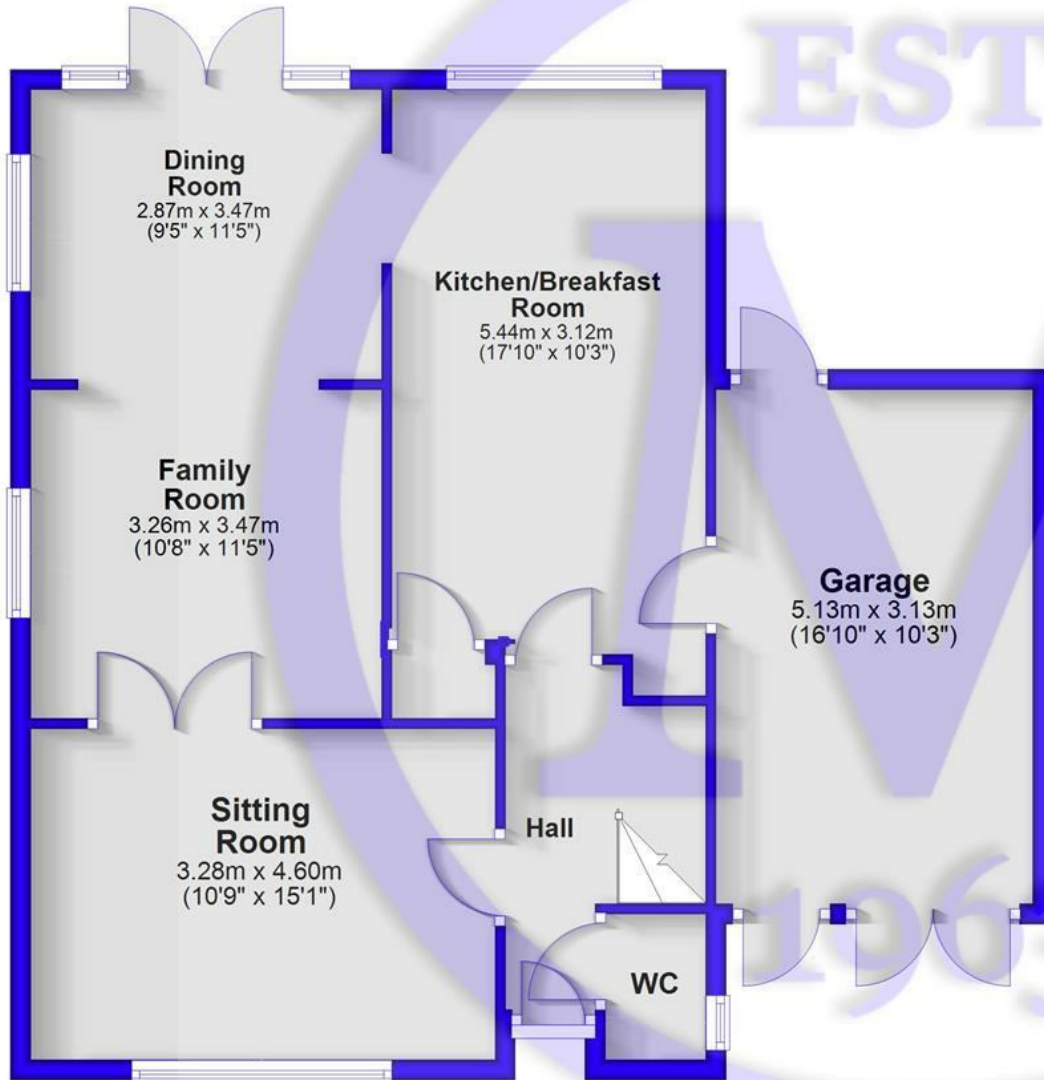
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

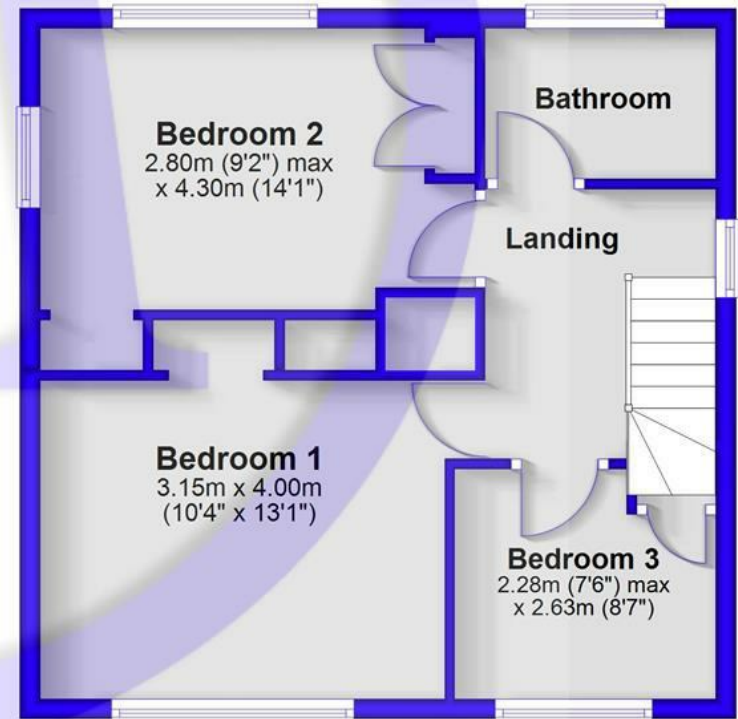
Ground Floor

Approx. 80.3 sq. metres (864.1 sq. feet)

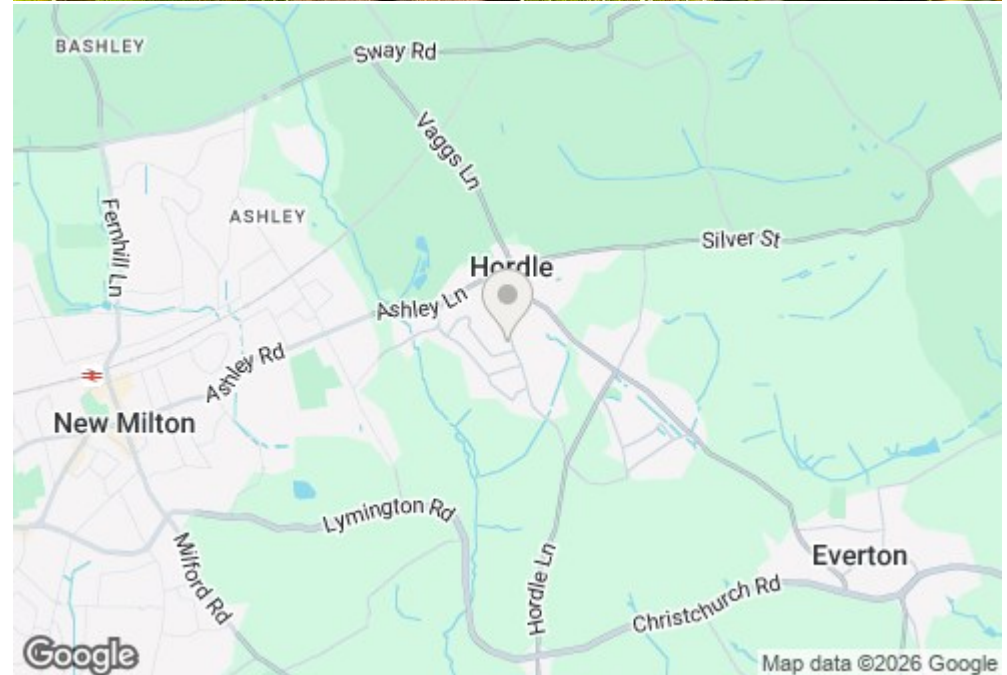


First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 124.7 sq. metres (1342.1 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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