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34 SKY END LANE, HORDLE SO41 0HG PRICE £850,000 FREEHOLD

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# A substantial detached four-bedroom house in the pretty village of Hordle.

34 Sky End Lane, Hordle SO41 0HG

Price £850,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated in the friendly village of Hordle on the edge of the New Forest National Park. There is a parade of shops including a Co-op and nearby is the Hordle C of E Primary School which is classed as outstanding by Ofsted. Other good schools can also be found in the area.

Golden Hill Woods is also close by, ideal for woodland walks and there are good bus connections, as well as easy access by road to Lymington, New Milton and Christchurch.

The New Forest and the beautiful Hampshire and Dorset Coastline are also within easy reach. London is approximately 95 miles away by road or train from New Milton, nearby airports can be found in Bournemouth and Southampton. Ferries depart to the continent from Poole and Portsmouth.

## Description:

A substantial detached house located in a quiet lane within the village of Hordle on the outskirts of the beautiful town of Lymington occupying a delightful plot for a large garden and outdoor swimming pool.

The vast driveway provides parking for ample vehicles before leading to the house.

The spacious entrance hall provides access to the principal rooms. The sitting room is a good size room with an attractive outlook across the garden.

The kitchen is fitted with modern units with a bank of floor to ceiling units incorporating the oven and fridge freezer. The remainder of the kitchen provides ample storage and work surface space.

The family room is a super size providing more than enough space for dining and living with two large windows and a set of patio doors leading to the rear garden there is also a family bathroom and a lean-to style conservatory to the rear.

On the first floor there four bedrooms, the principal bedroom benefits from a large range of sliding wardrobes, dressing area, and an ensuite shower room where bedroom two features a fantastic walk-in wardrobe.

Stairs lead up further to a superb loft room creating a useful space which has been used as a bedroom in the past and could quite easily be a further reception room or home office subject to requirements.

Outside is a particular feature of this property with a large wraparound garden predominantly made up of lawn with mature hedging and trees along the borders. There is an outdoor swimming pool with patio around. Fantastic for those summer days.

The property offers scope for further development should it be desired given the size of the plot and upper end values in the road. The current owners have had drawings produced which can be viewed upon request but no application to planning has been made.

## Summary:

- Substantial detached house with scope for further development (STPP)
- Four bedrooms
- Two bathrooms
- Fitted kitchen
- Living/dining room with patio doors to the garden
- Vast driveway with parking for several vehicles
- Large wraparound garden with swimming pool
- NFDC Council Tax Band G

## Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Superfast available up to 42mbps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability.

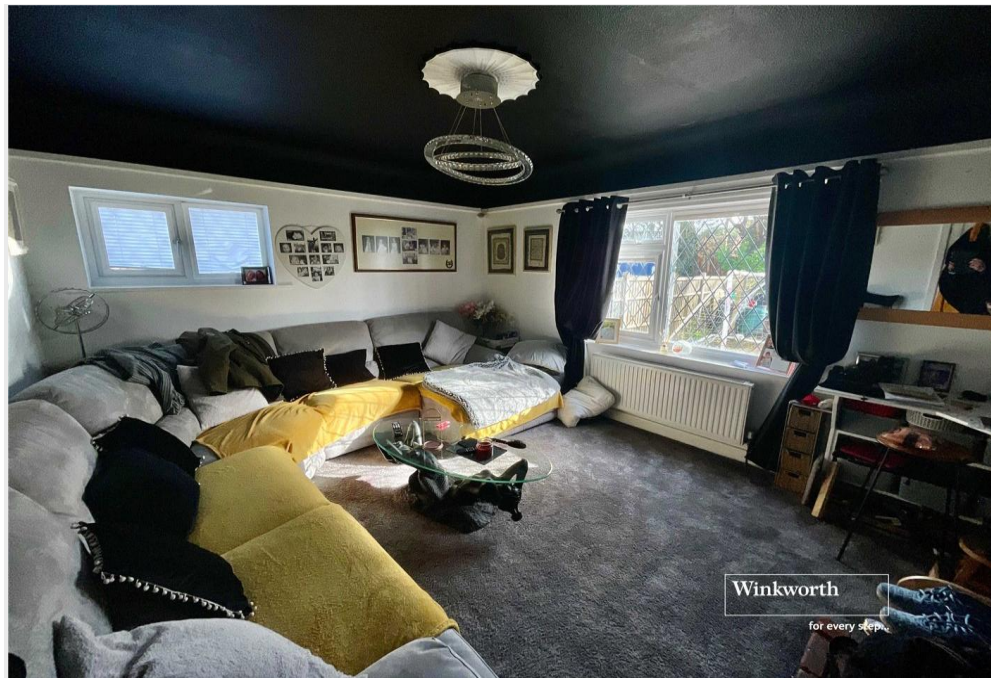




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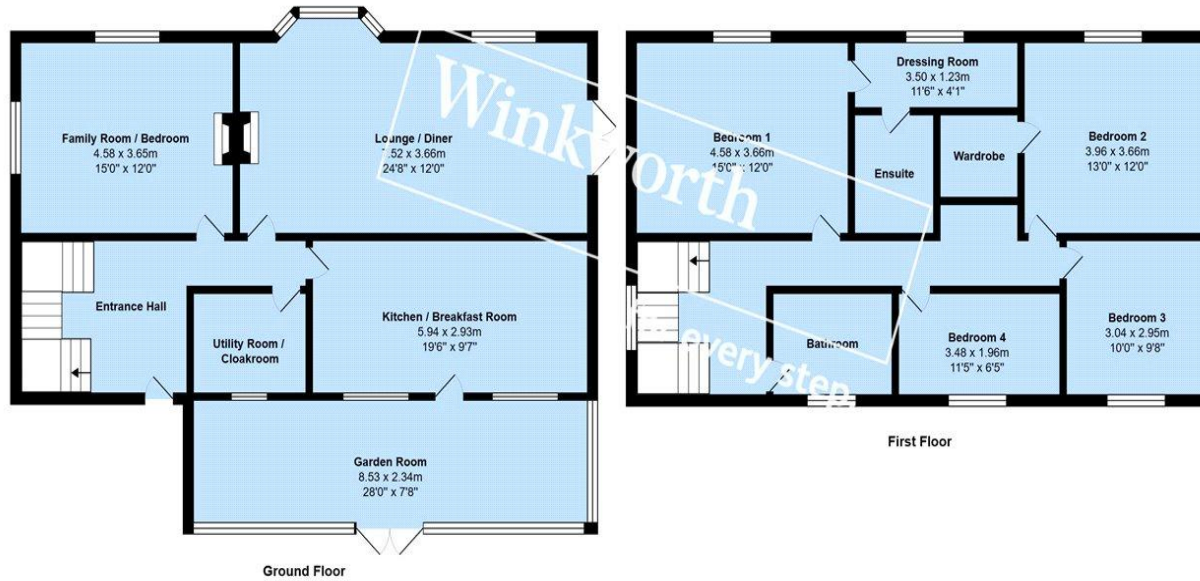


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Total Area: 188.5 m<sup>2</sup> ... 2029 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

