

# 1 The Ostlers

*Hordle, Lymington, SO41 0FT*

SPENCERS







*A well presented and particularly spacious four bedroom semi detached house in a convenient location and with parking, garage and rear views over open fields.*

## The Property

This charming house offers extensive accommodation over three floors with a beautiful rural outlook to the rear over open fields. On the ground floor is a wide hall providing access to the kitchen / breakfast room which features a range of fitted cupboards and integrated appliances. A particular feature of the house is the superb sitting room which extends the full width of the house and has a feature fireplace complete with recessed free standing wood burning stove. Beyond the sitting room is a delightful garden room with double doors opening onto the garden - a perfect spot in which to enjoy the view whatever the weather.

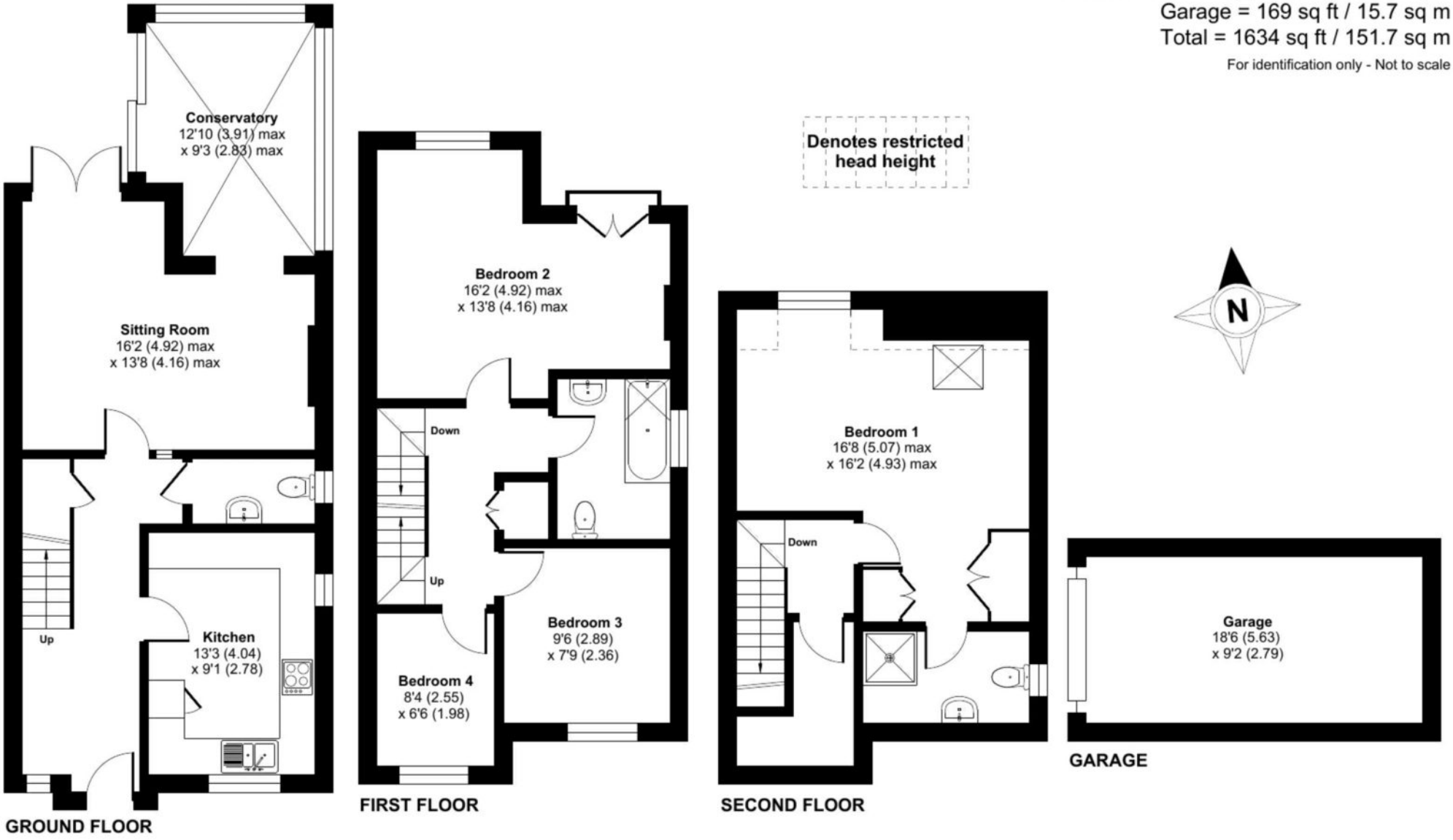
***£500,000***

4 1 2

FLOOR PLAN

# 1 The Ostlers, Hordle, Lymington, SO41 0FT

Approximate Area = 1438 sq ft / 133.5 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1634 sq ft / 151.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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*The property benefits from a garage and parking space.*

## The Property continued . . .

Upstairs there are three bedrooms on the first floor as well as a charming family bathroom. On the second floor is an impressive and particularly spacious master bedroom offering excellent wardrobe and storage space as well as an en suite shower room. There is also a very useful large storage cupboard on this floor.

## Directions

From our office proceed up the High Street into St Thomas Street and follow the one way system round to the right into Southampton Road. Pass the Tollhouse (public house) and turn immediately left into Sway Road. Pass the Gordleton Mill Restaurant into Silver Street, continuation of Sway Road. Turn left into Woodcock Lane. follow the road down and take the next right into The Ostlers.





*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Grounds & Gardens

The house is approached by a paved path leading to the front porch. There is also a single garage with a window and boarded storage, in front of which is a private parking space. The main garden lies to the rear of the house, is level and laid to lawn with mature shrubs and planting at the side boundaries. The rear boundary is fenced but left largely unobstructed to better enjoy the open view across unspoilt fields.

## Situation

The property is situated in the village of Hordle and epitomises the peace and tranquillity of the New Forest. Hordle, is a semi-rural village with numerous facilities and an 'Outstanding' rated primary school. The village lies between Lymington, a popular market town famed for its river and marinas and New Milton which offers comprehensive leisure and shopping facilities with excellent schools nearby. To the north east is the New Forest village of Brockenhurst which has a mainline railway station providing a half hourly service to London Waterloo with a journey time of approximately 90 minutes.











## Additional Information

Tenure: Freehold

Council Tax: E

EPC: C  Current: 70  Potential: 74

Property Construction: Brick elevations & tile roof

Managed Common Areas: £10 per calendar month for small shrub borders at opening to the close

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom)

Parking: Garage and parking bay

## Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



**For more information or to arrange a viewing please contact us:**
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