



**Little Thatch, 151 Everton Road, Hordle, Lymington, Hampshire, SO41 0HA.**

**£299,950**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton, Hampshire,  
BH25 6DQ.  
01425 625 500





## **Little Thatch, 151 Everton Road, Hordle, Lymington, Hampshire, SO41 0HA.**

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An attractive detached Grade II listed cottage dating from 1798 and extended in 1985 offered with no onward chain. The property has been improved by the current owner with a new thatch roof in 2014 and benefits from parking and gardens. Ideal as an alternative to a flat/apartment for a range of buyers, including couples or single occupants, those seeking a characterful second home, or as a holiday let previously rented at £700 per week.



## ENTRANCE PORCH (3' 7" X 3' 3") OR (1.08M X 0.99M)

Approached via a gravel drive with outside wall lantern, letter box and attractive leaded light double glazed door provides access to:

## SITTING ROOM (18' 8" X 8' 4") OR (5.68M X 2.53M)

This forms part of the original cottage with thick Cob walls, attractive bespoke timber framed windows in a Georgian square format with bullseye glass and leaded light window to front. Attractive fireplace with inset wood burning effect electric stove with display niches to either side and mantel above. Telephone point, power points, three wall light points, double panelled radiator with independent thermostat, attractive exposed brickwork, door provides access to Inner Hall, wall mounted digital central heating thermostat, smoke alarm.

## KITCHEN (9' 2" X 8' 6") OR (2.80M X 2.60M)

Attractive hand painted kitchen, comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces, under unit lighting also a concealed extractor located above the four ring touch screen hob. Fitted Becko fan assisted oven and grill with digital programmer, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted Worcester gas fired central heating boiler, access to loft via hatch, ceiling downlights, glazed window facing front aspect overlooking sideway and garden. Storage drawers and cupboards, china display cupboard, corner shelf display, tiled splash backs, power points, quarry tiled flooring, one and a half bowl sink unit in white with single drainer and swan necked mixer tap above. Power points. Stable door provides access to rear courtyard which provides access to water tap and laid to shingle.

## INNER HALL (12' 9" X 6' 10") OR (3.89M X 2.08M)

Currently used as a Home Office, two wall light points, roof lantern and radiator. Door provides access to deep storage cupboard also housing the safety trip consumer unit, doors to bedrooms and bathroom.

## BEDROOM 1 (13' 8" X 10' 2") OR (4.17M X 3.10M)

Coving to ceiling, ceiling light point. This room benefits from a glorious aspect over the rear garden with two double opening windows and set of French multi-glazed doors providing direct access to patio and garden. Double panelled radiator with independent thermostat, power points, access to loft via roof hatch.

## BEDROOM 2 (10' 11" X 6' 10") OR (3.33M X 2.09M)

Ceiling light point, glazed windows to front and side. Telephone point, radiator with independent thermostat. Currently set up with a sofa bed and used as a TV room. Power points.

## BATHROOM (8' 4" X 7' 1") OR (2.54M X 2.16M)

White suite comprising 'P' shaped shower bath with monobloc mixer tap with separate Mira electric shower unit above with adjustable shower attachment with pull across shower rail and curtain. Wash hand basin with monobloc mixer tap, low level WC with push button flush, double panelled radiator with independent thermostat, tiling to full height, fully tiled flooring, LED light, opaque glazed window facing front aspect.

## OUTSIDE

Picket fence provides a boundary to Everton Road. The property benefits from a sizeable gravel drive with turning space and right-of way to one side for 149 Everton Road. Close boarded gate provides access to side passage which in turn leads to rear garden.

## REAR GARDEN

Patio adjoins the property, outside light, outside water butt, attractive bricklet walling and two steps provide access to level lawned garden which is edged with pea shingle for ease of maintenance. The garden is really well screened from neighbouring property with a mature backdrop of trees and close boarded fencing and panelled fencing to two sides. Storage recess to side.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed over the traffic lights into Ashley Road and continue until reaching the Village of Hordle, turning right into Everton Road.

## PLEASE NOTE

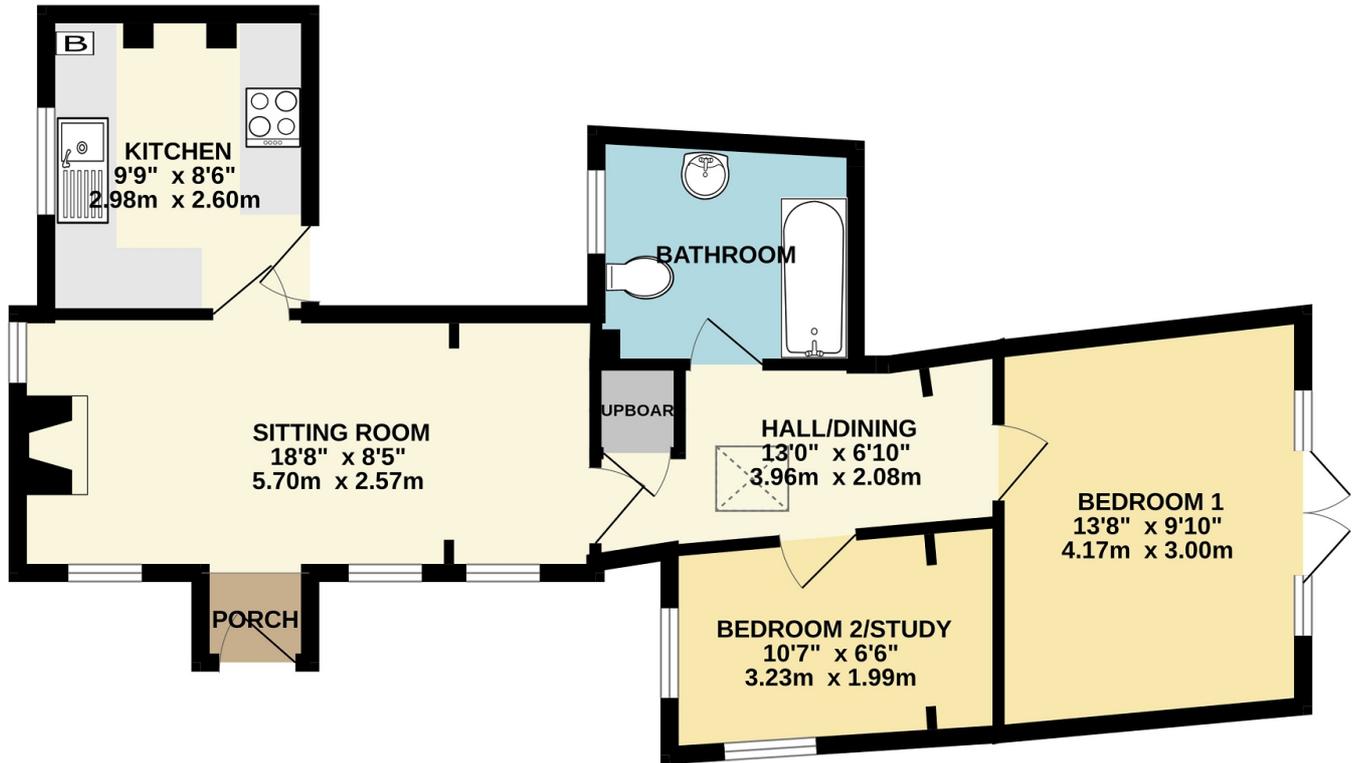
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## TENURE

The resale tenure for this property is Freehold.



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



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TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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