

IVYDENE, VAGGS LANE, HORDLE, LYMINGTON, HAMPSHIRE

A spacious five bedroom detached house with ground floor one bedroom annexe, set in approximately two acres, providing superb equestrian facilities with stabling, further outbuildings and double garaging. A further four acres of land available by separate negotiation.

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Front door to:

ENTRANCE HALL: Coved ceiling, two ceiling light points, two radiators, telephone point, 13 amp power points, understairs recess, door to:

MAIN SITTING ROOM: 21'4" x 12' (6.5m x 3.66m) Coved and textured ceiling, ceiling light point, wood effect flooring, fireplace with inset coal effect gas fire, TV. aerial point, two further wall light points, UPVC double glazed window overlooking side aspect, 13 amp power points. Further UPVC double glazed opening casement door with matching full length windows. Archway through to:

DINING ROOM: 13'2" x 10'2" (4.01m x 3.1m) Coved and textured ceiling, ceiling light point, radiator, wood effect flooring, 13 amp power points, UPVC double glazed opening casement doors to the rear garden. Door to:

KITCHEN: 10' x 10' (3.05m x 3.05m) Being part tiled comprising bowl and a third single drainer sink unit with mixer taps, good range of roll edge work surfaces with drawers and cupboards below, inset four ring gas hob, further built in oven/grill unit with cupboards over and drawers below, range of matching wall mounted units, space and plumbing for washing machine, coved and textured ceiling, fluorescent strip light, 13 amp power points, door to annexe. UPVC double glazed window overlooking side aspect.

GROUND FLOOR ANNEXE:

SITTING ROOM: 18'3" x 11'4" (5.56m x 3.45m) Coved ceiling, two ceiling light points, radiator, T.V. aerial point, 13 amp power points, two UPVC double glazed windows overlooking front aspect, archway through to:

KITCHEN: 9'6" x 7'7" (2.9m x 2.31m) Being part tiled comprising single bowl single drainer sink unit, good range of work surfaces incorporating breakfast bar with one drawer and cupboards below, inset four ring gas hob with extractor over and built in oven/grill unit below, space and plumbing for washing machine, matching wall mounted units, further wall mounted gas fired central heating boiler, radiator, space for up-right fridge/freezer, 13 amp power points, coved and textured ceiling, fluorescent strip light, UPVC double glazed window and door providing personal access.

Door from sitting room leads to:

GROUND FLOOR BEDROOM: 12' x 10' (3.66m x 3.05m) Coved ceiling, ceiling light point, radiator, 13 amp power points, two double glazed windows overlooking side aspect, door to:

EN SUITE SHOWER ROOM: Comprising pedestal wash hand basin with tiled splashback, low level w.c., tiled shower cubicle with separate shower unit over, coved ceiling, ceiling light point, extractor fan, radiator, obscure double glazed window overlooking rear aspect.

Stairs from entrance hall lead to:

FIRST FLOOR LANDING: Coved and textured ceiling, ceiling light point, 13 amp power points, archway to study area with fitted work surface with drawers below and further shelving, coved ceiling, two inset ceiling light points, radiator, built in shelved linen cupboard, two UPVC double glazed windows overlooking side and rear aspects across fields.

BEDROOM ONE: 15'7" x 12'1" (4.75m x 3.68m) Coved and textured ceiling, ceiling light point, two radiators, 13 amp power points, UPVC double glazed windows overlooking side and rear aspects across fields. Hatch to loft space.

BEDROOM TWO: 12'1" x 11'3" (3.68m x 3.43m) Coved ceiling, ceiling light point, radiator, 13 amp power points, UPVC double glazed windows overlooking side and rear aspects across fields.

BEDROOM THREE: 11'7" x 10' (3.53m x 3.05m) excluding door recess. Coved ceiling, ceiling light point, telephone point, radiator, 13 amp power points, UPVC double glazed window overlooking rear aspect across fields. Door to:

EN SUITE SHOWER ROOM: Being fully tiled comprising pedestal wash hand basin, low level w.c., good sized tiled shower cubicle with Mira shower unit over, coved and textured ceiling, inset ceiling lighting, extractor fan, UPVC double glazed window overlooking side aspect.

BEDROOM FOUR: 12'1" x 11'4" (3.68m x 3.45m) Coved and textured ceiling, ceiling light point, radiator, 13 amp power points, UPVC double glazed window overlooking front aspect.

BATHROOM/W.C. Recently modernised being fully tiled comprising wash hand basin with mixer taps, low level w.c., bath with mixer taps/shower attachment and shower unit over. Coved ceiling, ceiling light point, hatch to loft space, tiled flooring, heated chrome ladder towel rail, obscure UPVC double glazed window overlooking front aspect.

OUTSIDE:

The property is approached via a five bar gate giving access to a brick pavior frontage, providing ample off road parking with outside lighting, giving access to:

DOUBLE GARAGE: 20' x 19'7" Up and over door, power, lighting and personal door.

TWO ATTACHED GOOD SIZE STABLES: With power and water.

ADJOINING TACK ROOM: 15'10" x 10'7" (4.83m x 3.23m) With lighting.

FURTHER STORE ROOM: 15'7" x 8'7" (4.75m x 2.62m) With covered walk way through to further outbuilding, currently being used for kennels.

TWO PURPOSE BUILT LOOSE BOXES/STABLES: Each measuring 17'2" x 11'11" (5.23m x 3.63m) With outside power and lighting.

From the rear of the main house there is a side gate with ornate walling giving access to an area of garden with paved patio immediately adjacent to the property with good sized area of lawn with two mature apple trees and barbecue.

To the left hand side of the property there is:

OUTSIDE HEATED SWIMMING: Bordered by a paved terrace with cover (constant depth).

TIMBER CHALET: With power and lighting, housing pool cleaning and heating equipment.

Further area of garden with five bar gate giving access to:

THE PADDOCKS approaching two acres are divided into two paddocks, the first measuring approximately 2 acres, screened by hedging and part stock fencing. To the rear of the paddock there is a further five bar gate giving access to a larger paddock, measuring approximately 3.8 acres with **FIELD SHELTER** available by separate negotiation.

NOTE: The vendors have Rights of Way to access rear fields via neighbours (Vaggs Farm) land.

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in an easterly direction along the Ashley Road, continuing until reaching the traffic lights at Ashley and proceed straight ahead into Ashley Lane towards Hordle. Upon reaching the mini roundabout by Hordle Garage take the first turning left into Vaggs Lane and Ivydene is situated approximately 800 yards along on the left hand side and is named.

REF: BMN2334

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998

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