



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Andreas

Hundred Lane • Portmore • Lymington • SO41 5RG



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A beautifully presented and recently modernised four bedroom detached chalet style property located within the popular New Forest hamlet of Portmore. This charming property offers spacious and versatile accommodation and benefits from generous driveway parking, detached garage and good size rear garden and is located just a few minutes walk from open forest, the coast and a short drive to Lymington.



4



2



£650,000

Key Features

- Large kitchen/dining room with utility room and bi-folding doors opening out to the rear garden
- Three ground floor bedrooms
- First floor master bedroom suite with built-in wardrobes and recently fitted en-suite shower room
- Garage/workshop and driveway parking for multiple vehicles/boat/caravan etc
- Sitting room with wood burner and bay window
- Recently fitted family bathroom with bath and shower
- Private, good size, well established rear garden
- Located just a few minutes walk from open forest and within a leisurely walk of Lymington High Street

Est.1988



Description

A beautifully presented four bedroom detached chalet style property located within a few minutes walk of the open forest, having been recently renovated. This delightful property offers deceptively spacious and versatile accommodation with three ground floor bedrooms, large first floor master suite, kitchen diner, driveway parking for multiple vehicles, detached garage/workshop and a good size secluded rear garden.

Covered porch with front door leading into the entrance hall with wood block flooring. Stairs rising to the first floor with understairs storage cupboard and further cloaks cupboard. South facing living room with bay window and feature fireplace with log burner. The recently fitted high-end modern kitchen/dining room is situated at the rear of the property and enjoys views over the garden and offers a luxurious cooking experience. There is a comprehensive range of floor and wall mounted cupboard and drawer units with solid oak worktop and inset one and a half bowl single drainer sink unit with mixer tap over. Integral Neff, Bosch and AEG appliances including a four ring induction hob with extractor hood over, eye level electric double oven, dishwasher and fridge freezer. Dining area with ample room for dining table and chairs, Herringbone Amtico flooring, windows to the side aspect and bi-folding doors to the rear aspect opening out to the rear garden. Useful utility room with space and plumbing for washing machine, tumble dryer and wall mounted gas fired central heating boiler. Bedroom two has a bay window to the front aspect, bedroom three has a window to the side aspect and bedroom four/office has a window to the rear aspect and underfloor heating. Recently fitted family bathroom with a freestanding bath with hand-held shower attachment, wall hung wash hand basin with mixer tap and vanity drawers below, W.C. with concealed cistern, fully tiled shower cubicle with mains shower, rainfall shower head and additional hand-held attachment, heated towel rail, Herringbone Amtico flooring, part tiled walls, obscure window to the rear aspect.

First floor master bedroom suite with window to the rear aspect overlooking the garden and velux roof light to the front aspect. Range of built-in wardrobes and eaves storage and door into the large en-suite shower room. Recently fitted modern suite comprising of a fully tiled shower cubicle with mixer tap and mains shower. Wall hung W.C. vanity wash hand basin with vanity storage cupboards

under. Additional built-in vanity storage cupboards, chrome heated towel rail, fully tiled walls and Herringbone Amtico flooring, velux roof light to the front aspect.

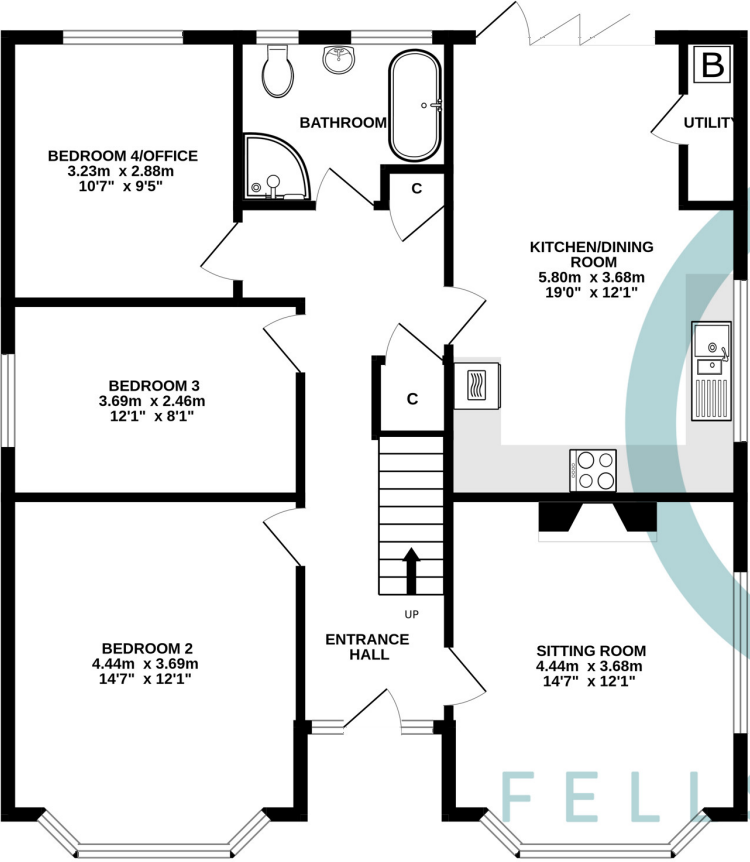
Outside to the front, there is a shingle driveway providing parking for a multiple vehicles/boat/caravan etc. To the right of the property there is a detached garage/workshop with up and over door, power and light, window to the rear and a pedestrian door to the side. Between the house and garage there is a pedestrian wooden gate leading through to the rear garden and a further pedestrian wooden gate to the left of the property leading through to the rear garden. There is mature hedging and fencing to the boundaries. The rear garden is mainly laid to lawn with an area of patio adjacent the house. There are well established beds and borders, an outside tap and a timber garden shed. The rear garden offers an excellent degree of privacy and is flanked by a mature oak tree.

This delightful property has been extensively renovated to include a new kitchen, bathroom, en-suite shower room, new fuse board, new radiators, Amtico flooring, new windows and new internal external doors. Situated within just a few minutes walk of the open forest and you can enjoy leisurely walks to nearby Pubs via scenic footpaths to the Walhampton Arms at Walhampton and The Fleur De Lys in Pilley, where is local community shop and hall. The hamlet of Portmore is a friendly community, holding regular events on the green throughout the year.

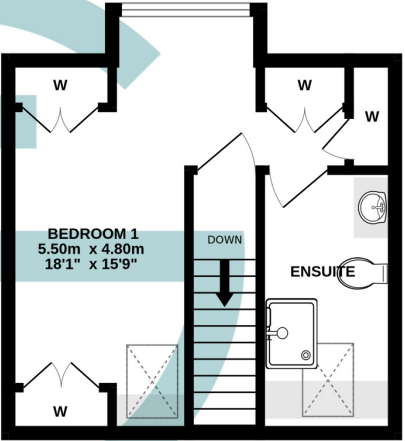
Nearby is the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

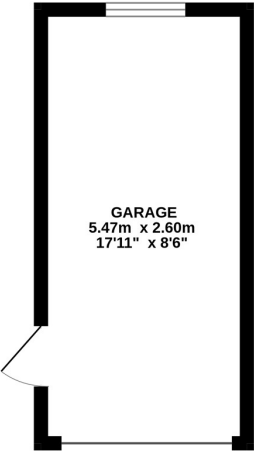
GROUND FLOOR
89.9 sq.m. (968 sq.ft.) approx.



1ST FLOOR
24.3 sq.m. (262 sq.ft.) approx.



OUTBUILDING
14.2 sq.m. (153 sq.ft.) approx.



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TOTAL FLOOR AREA : 128.4 sq.m. (1383 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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