



Plot 11 Aubretia Place

Farmers Walk, Everton, Lymington, SO41 0BF



S P E N C E R S



Overlooking green space and with an attractive south facing garden the house enjoys a particularly appealing setting with generous, well arranged rooms providing flexible accommodation, high quality Neptune kitchen and utility room and numerous energy efficiencies including solar panels and air-source heat pump.

The Property

Built with traditional brick elevations the house features intricate detailing including an attractive string course at first floor level. The property has a distinct sense of stature with a double fronted facade and casement windows. There is underfloor heating throughout the ground floor and the front door opens to a generous hall with staircase to the first floor, doors to the principal reception rooms and wc. The living room is especially well proportioned measuring 22'9 x 15'6 and features a bay window to the front elevation and a recessed feature fireplace with wood burning stove as well as aluminium bi-fold doors opening onto the garden. There is a superb kitchen / dining room featuring a fully fitted kitchen by Neptune from their Chichester range complete with quartz work surfaces and integrated Neff appliances. The utility room opens from the kitchen and also features fitted units and work surfaces by Neptune as well as a back door to the outside. A separate study completes the accommodation on the ground floor.

On the first floor the main landing provides access to the master bedroom which overlooks the garden and has an en suite shower room. There are three further double bedrooms, all of which are designed to accommodate generous wardrobes and there is a family bathroom with panel bath, wc and wash hand basin.

£945,000





The house is set in a prime position overlooking open green space on this superb new development close to the centre of the village.

Grounds & Gardens

The house overlooks open green space which can be accessed via a pathway from the front door which is unencumbered by vehicular traffic. Off street parking for one car lies to the side of the house where there is also a double garage with an up-and-over electrically operated door. The garden lies to the rear of the house and faces south with Indian Sandstone paving and terrace as well as lawn and soft planting at the boundaries. There is also 32 amp EV car charging point.

The Situation

Everton is a vibrant village with a village shop and a highly regarded public house as well as an excellent garden centre with cafe to which there is direct access from Aubretia Place. The Milford on Sea Primary School is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants. The Georgian market town of Lyminster is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery. New Milton (2.5 miles) has a wide range of shops including M&S Food, a weekly market and a mainline railway station with direct services to London Waterloo taking under 2 hours. There are excellent schools nearby with Durlston at Barton on Sea and Ballard at New Milton.

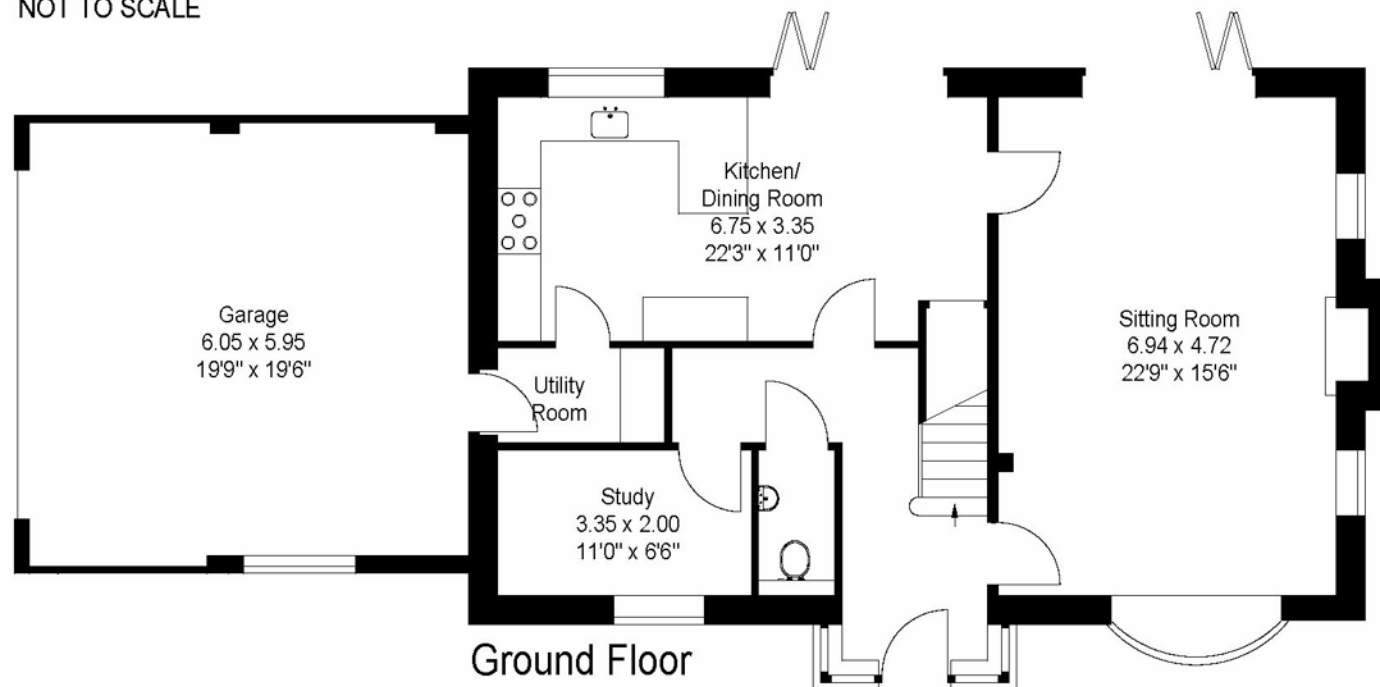
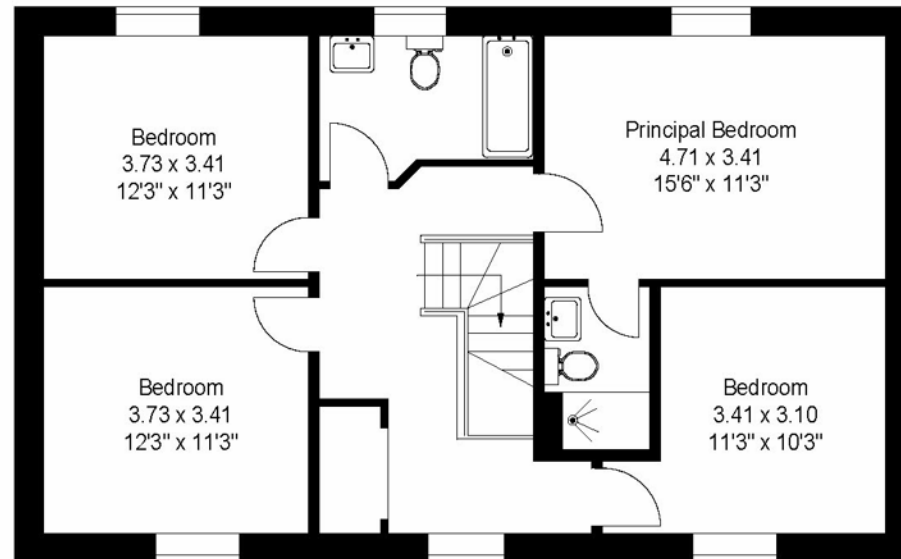
The wide open spaces of the New Forest provide endless opportunities for exploration and recreation with endless walks and miles of cycle paths and bridleways. There are beaches close by at Barton on Sea and Milford on Sea as well as access to secluded coves for bathing between the two villages. Sailing facilities nearby are excellent with renowned sailing clubs and marinas in Lyminster which lies 4 miles to the west. A wider range of shops and entertainments can be found in Bournemouth (14 miles) and Southampton (22 miles).

FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 199sq.m. or 2142sq.ft.
(Including Garage)

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NOT TO SCALE



Kitchens and utility rooms,
thoughtfully designed by Neptune.



Directions

From Lymington head west towards Christchurch. On arriving in Everton, continue past the village green and after about 800 yards, turn right into Everton Road. Continue for about 50 yards before taking the first turning on the left in to Farmers Walk. Continue to the end of the road where the entrance to Aubretia Place will be found on the right hand side.

Additional Information

Tenure: Freehold

Council Tax: tbc

Predicted EPC rating: B

Property Construction: Brick elevations and slate roof

Structural Warranty: The house will be independently surveyed during construction by ICW, the structural warranty provider who will issue their 10-year structural warranty certificate on completion of the home.

Utilities: Mains drainage, water and electricity. No mains gas supply.

Heating: Heating via air source heat pump with underfloor heating on the ground floor and radiators on the first floor.

Broadband: The development benefits from Full Fibre connection.

Parking: Private driveway and double garage

Agents Note: Please note that some of the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only. Please note that E.G Dunford Ltd reserve the right to alter the specification during the construction period.

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 fittings, 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.



LYMINGTON QUAY

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