



**5a Oliver Road** *Pennington, SO41 8GP*



**SPENCERS**





*A beautifully presented three bedroom, two bathroom detached family home with open plan living arrangement to the downstairs. With off road parking and an easy maintenance lawned rear garden.*

## The Property

The entrance lobby provides an ideal space for boots and umbrellas and opens in to the spacious hallway with cloakroom and an under stairs storage cupboard.

Door through to the lounge with a large window bifold doors to the side and rear garden, plus a sunny front aspect. There is ample space for both dining and lounge furniture. The contemporary family kitchen is well appointed with a range of fitted worktops and cupboard units. There is an integrated oven, microwave, dishwasher and washing machine with space for a fridge freezer, plus a central island with electric hob and ceiling extractor above. The ground floor also benefits from underfloor heating.

Stairs lead to the landing with loft access and the three principal bedrooms.

The master bed has a garden aspect with a modern en-suite shower room, bedroom two is a double with a front aspect and bedroom three is a good sized medium bedroom.

The contemporary white bathroom suite completes the accommodation.

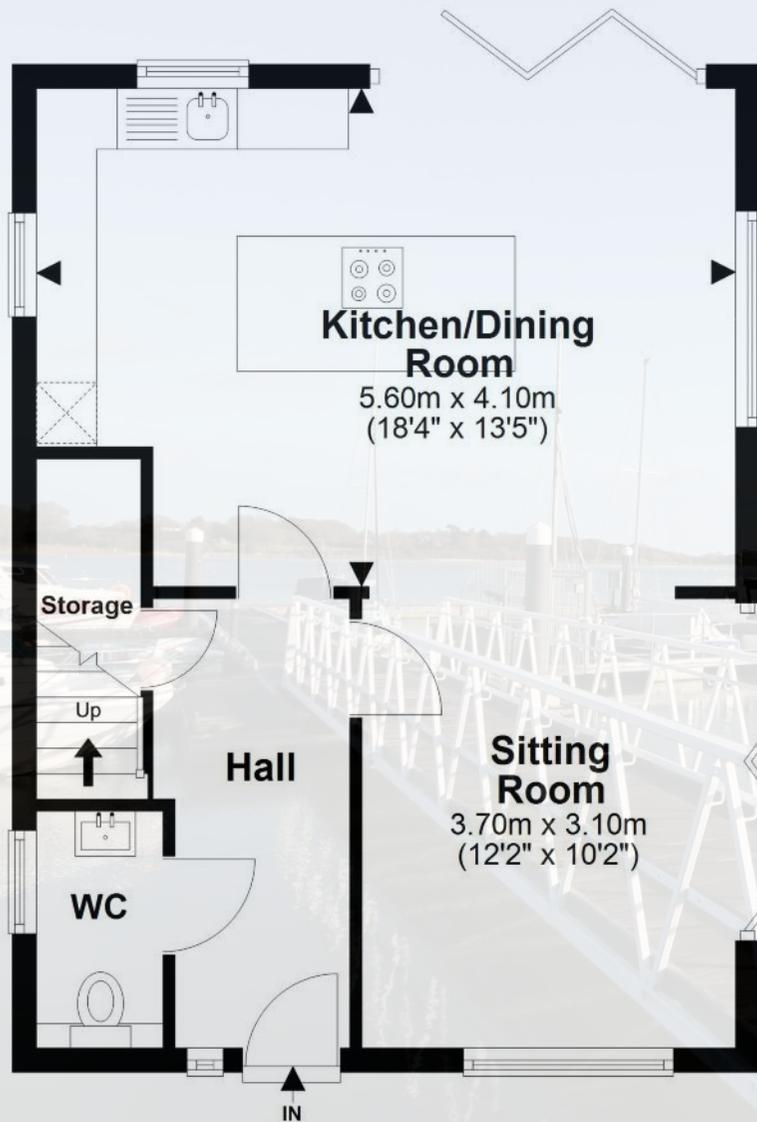
**£575,000**



# FLOOR PLAN

Approx Gross Internal Area  
90.9 sqm / 978.3 sqft

## Ground Floor



## First Floor

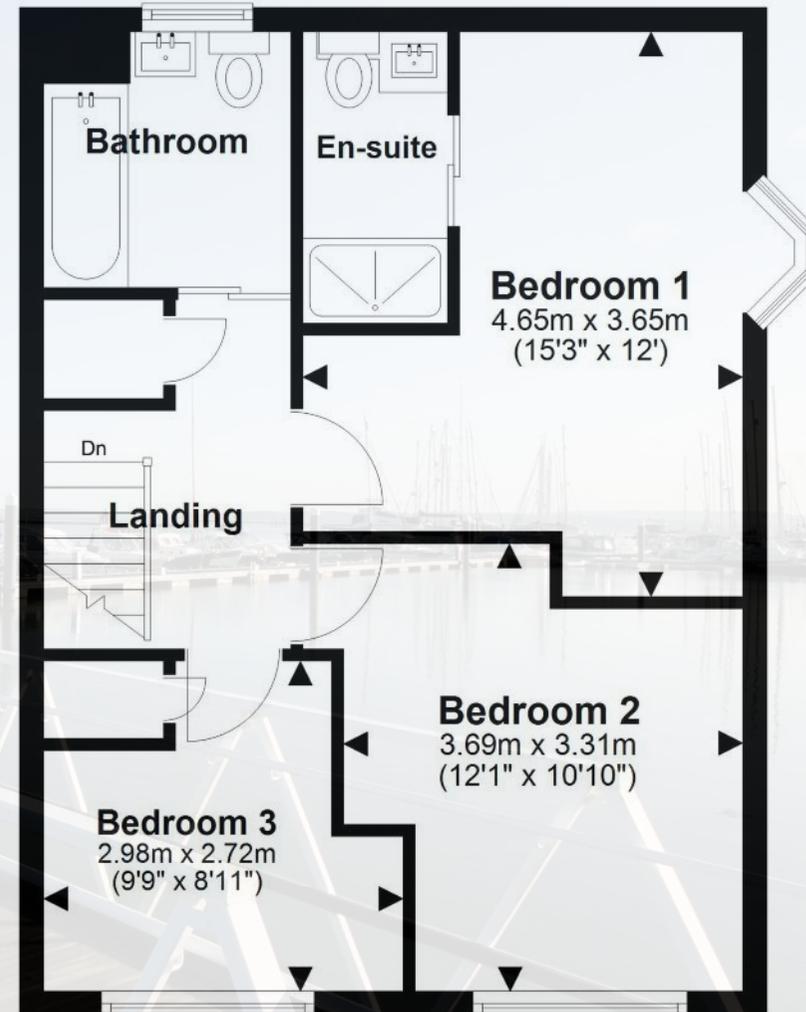


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.





*Situated on a quiet no through road within close proximity to the beautiful Pennington common, which is within the boundary of the New Forest National Park, local amenities and schools. Vacant possession and no forward chain.*

## Grounds & Gardens

There are two private off street parking spaces to the front behind double wooden gates along with an electric car charging point. To the rear the garden is easy to maintain and laid to lawn. There are also two patios and two large sheds for storage.

## Situation

The house is located in the heart of the village in a quiet "no-through" road with the open Common only moments away, as well as a general store, Post Office and Tesco's Express positioned at the end of the road. Extensive leisure facilities are located within only five minutes walk, while schools for all age groups are all within walking distance, including the highly regarded Our Lady and St Joseph Catholic Primary School.

The famous Georgian market town of Lymington with the river, marinas and yacht clubs is under 2 miles away. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: B Current: 85 Potential: 87

Services: All mains services connected

Heating: Gas central heating

Solar PV panels

Flood Risk: Very low

Property construction: Standard construction

Broadband: Cable broadband

Ultrafast broadband with speeds of up to 2000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

## Directions

From our office in Lymington, turn right and proceed up the High Street on to the one way system. Upon entering the one way system, keep left and proceed to the roundabout taking the third turning into North Street. Take the next right into Ramley Road and turn right into Oliver Road, opposite the Church which is on the left. The property is towards the end of the no through road on the left hand side.

## 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.





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