



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

46 Haglane Copse

Pennington • Lymington • SO41 8DQ



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An immaculately presented detached home, tucked away in a quiet and highly desirable cul-de-sac, offering driveway parking and a detached garage. The property has been extended and is presented in excellent condition throughout, creating a welcoming and comfortable home ready to move straight into. Ideally positioned for convenient access to Pennington village and Lymington High Street and local amenities.



4



2



£775,000

Key Features

- Immaculately presented throughout
- Hidden utility room with internal and external access
- Two double bedrooms on the ground floor
- Detached garage
- Walking distance to the local shops in the village of Pennington
- Open plan kitchen/dining room
- Ground floor family bathroom
- First floor bedroom with en suite shower room
- Driveway with ample parking
- EPC Rating: D



Description

A beautifully presented and versatile four-bedroom detached home featuring a spacious open-plan kitchen/dining room, ideal for modern family living and entertaining. The property also benefits from a detached garage and a generous driveway providing ample off-road parking. Conveniently located within easy reach of the vibrant High Street in Lymington, the property is close to a wide range of shops, restaurants and everyday amenities. Village shops are also within comfortable walking distance, making this an ideal home for those seeking both convenience and a peaceful village setting.

Entering via a covered porch, the front door opens into a welcoming entrance hallway featuring an understairs storage cupboard, fitted storage and stairs rising to the first floor. To the right of the hallway is the spacious sitting room, benefitting from a large front-aspect window that fills the room with natural light. A feature log burner fireplace provides a cosy focal point, while clear double sliding doors open through to the kitchen/dining room, creating a flexible open-plan living space. Straight ahead from the hallway is the impressive open-plan kitchen/dining room. The modern kitchen is fitted with a range of floor and wall-mounted units and a central island/breakfast bar. Integrated appliances include two ovens, a hob set within the island, an inset sink with mixer tap, dishwasher and space for an American-style fridge freezer. Bi-fold doors open directly onto the rear garden, allowing for excellent indoor-outdoor living. Behind the kitchen units is a cleverly concealed utility room with additional wall and floor-mounted units, an inset sink, and space and plumbing for a washing machine. The room also benefits from a rear-aspect window and a side door providing access to the front of the garage via the side fencing. The primary bedroom enjoys a front-aspect window and extensive fitted wardrobes providing ample storage. Bedroom two overlooks the rear garden via a rear-aspect window. Completing the accommodation is a stylish family bathroom featuring a side-aspect window, bath with shower over, WC and hand wash basin, with attractive

floor-to-ceiling tiling.

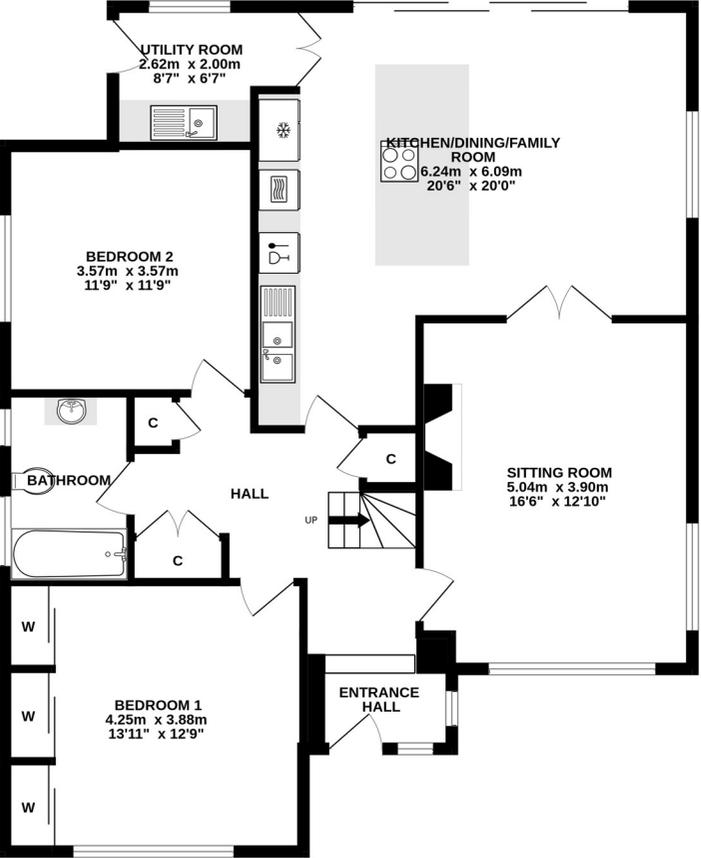
The first floor provides two further bedrooms. Bedroom three benefits from Velux windows, allowing plenty of natural light, along with a modern en-suite shower room. The contemporary en-suite comprises a walk-in shower cubicle with a seated area, WC, hand wash basin and heated towel rail. Bedroom four also enjoys Velux windows and offers a versatile space, ideal as a guest bedroom, home office or study. Both first-floor bedrooms also benefit from newly installed air conditioning units.

To the front of the property, there is a shingle driveway providing ample off-road parking, along with a paved pathway leading to the front door. A lawned area sits to the side, bordered by hedging and enclosed at the front by an attractive fence, creating a charming approach to the property. The rear garden is fully enclosed and mainly laid to lawn, offering a private and secure outdoor space. A patio area provides an ideal spot for outdoor dining and entertaining, while fencing surrounds the garden for added privacy. The detached garage can also be accessed via a convenient side door.

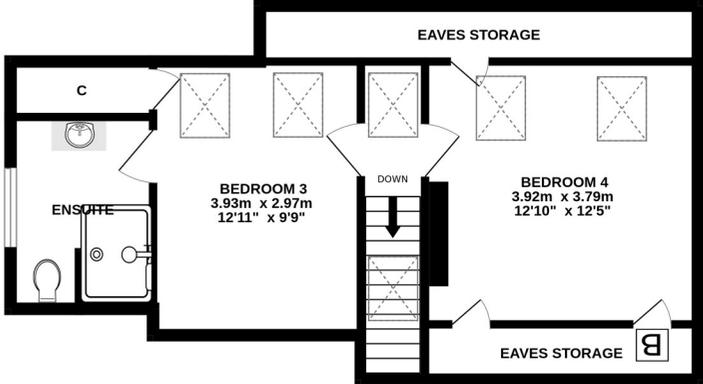
The property is located within a level walk of the local village shops and is also within easy reach of local primary and secondary Schools as well as the popular Leisure Centre. The beautiful Georgian market town of Lymington is close by with its many independent shops, a picturesque quay, deep water marinas, and sailing clubs. 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

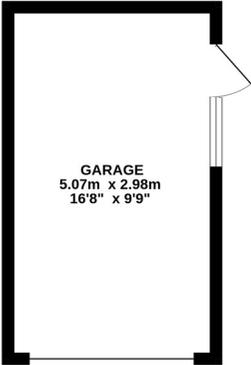
GROUND FLOOR
102.9 sq.m. (1106 sq.ft.) approx.



1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.



GARAGE
15.1 sq.m. (163 sq.ft.) approx.



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TOTAL FLOOR AREA : 163.8 sq.m. (1763 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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