



95 Wainsford Road

*Pennington, Lymington, SO41 8GG*

SPENCERS  
COASTAL





*A characterful three-bedroom detached cottage, meticulously renovated, offers three generously sized bedrooms, a captivating south-facing garden, a gravel driveway, and a detached garage.*

## The Property

Stepping through the front door, you are greeted by a welcoming porchway, leading seamlessly to the heart of the home.

To the right, there is an inviting living room adorned with rich oak flooring and complemented by two windows framing idyllic views of the surrounding common. A log burner takes centre stage and acts as a focal point to the room adding warmth and intimacy, This is embraced by bespoke shelving. An internal window offers glimpses into the adjoining kitchen and dining area.

The farmhouse-style kitchen exudes rustic charm and functionality, boasting both a gas AGA and electric Rangemaster oven, ideal for culinary enthusiasts. Flowing effortlessly into the dining space, this area serves as a hub for gatherings and shared moments. Modern French doors open onto the patio, inviting seamless indoor-outdoor living, while a convenient utility room and downstairs cloakroom enhance practicality.

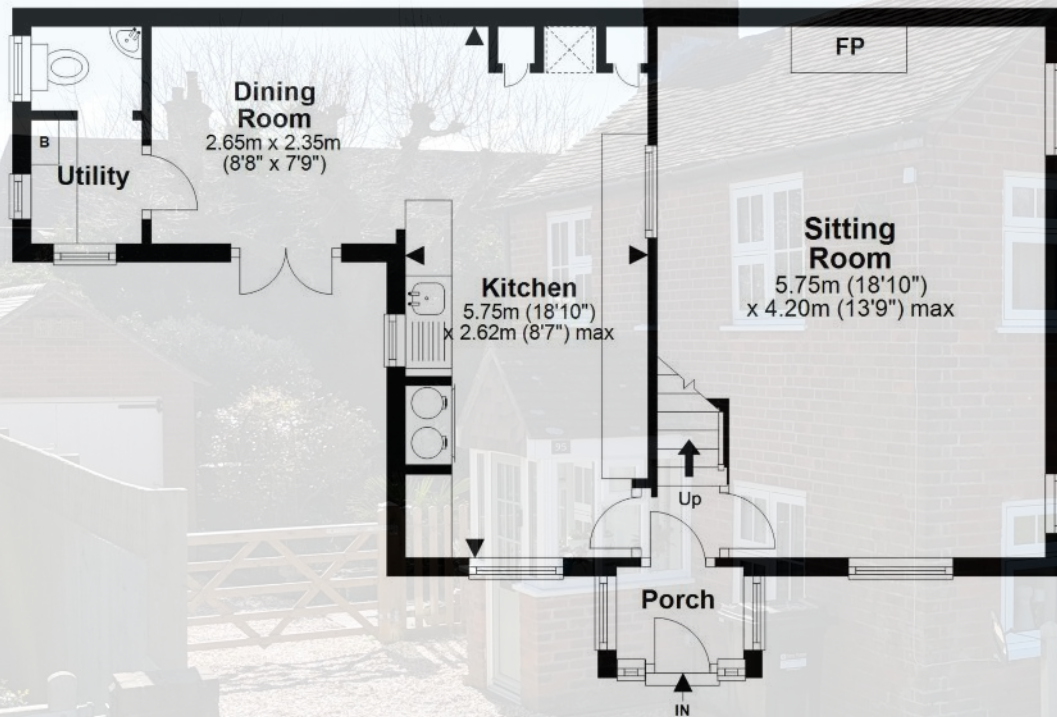
Ascend to the first floor to discover three generously proportioned double bedrooms and a well-appointed family bathroom complete with a bath and a walk-in shower.

**£695,000**

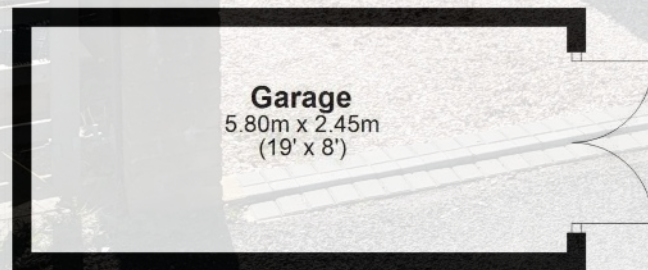
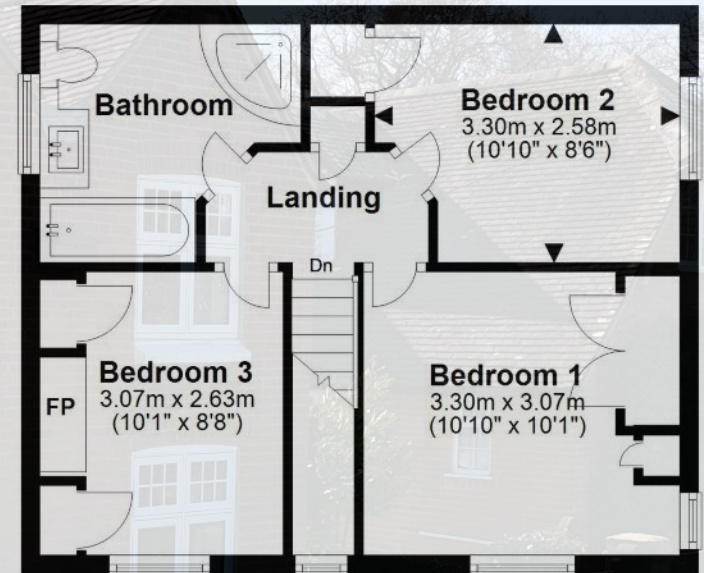


# FLOOR PLAN

## Ground Floor



## First Floor



### Approx Gross Internal Areas

House: 90.2 sqm / 970.9 sqft  
Garage: 14.2 sqm / 152.8 sqft

**Total Approx Gross Area: 104.4 sqm / 1123.7 sqft**



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*Positioned with a beautiful view overlooking the common.*

### The Situation

Located directly opposite to the beautiful Pennington Common, which is within the New Forest National Park. The village of Pennington has a Tesco's express, a general store with Post Office, a pub and an extensive leisure centre. Schools for all age groups are within walking distance and so is the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, world renowned sailing facilities and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection to the village of Brockenhurst (situated approximately 6 miles to the north) with a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary (sixth form) college. The New Forest National Park walks are within a five minute drive of the cottage.

### Directions

From the top of Lymington High Street bear left at the one way system and continue on the A337 following signs to Pennington. Proceed straight over the roundabout and take the second right into South Street. Continue through Pennington passing the Tesco's Express on the right hand side, and turn immediately left into Wainsford Road. After approximately 300 metres, the property can be found on the left hand side overlooking the common.





## Grounds & Gardens

Outside, a beautiful south-facing garden awaits. A charming pergola graces the patio, offering a shaded oasis for al fresco dining. At the front of the property, a gravel driveway with an elegant oak gate and flanked by sleeper borders adorned with flourishing plants and shrubs. Beyond lies a detached garage, offering ample space for vehicles and storage. The property is positioned with a beautiful view overlooking the common.

## Services

Energy Performance Rating: D      Current: 63    Potential: 82  
 Council Tax Band: E  
 All Mains Services Connected



## Points of interest

Waitrose Lymington	1.2 miles
Lymington Quay	2.0 miles
Priestlands Secondary School	0.6 miles
Walhampton (Private School)	2.7 miles
Royal Lymington Yacht Club	2.0 miles
Brockenhurst Train Station	5.5 miles
Brockenhurst Tertiary College	5.8 miles

## Important Information

Spencers of The New Forest 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)