



6 Greenmead Avenue *Everton, Lymington, SO41 0UF*

SPENCERS  
NEW FOREST









*A stunning contemporary double-storey residence that has undergone an impressive programme of extending and refurbishment to create a magnificent home set on a large plot with manicured grounds, affording stylish accommodation with an open plan kitchen/dining room, three double bedrooms on the ground floor and two further bedrooms on the first.*

## The Property

The covered porch opens on to the contemporary and stylish entrance hall with stairs to the first floor. The heart of the home is very clearly the magnificent kitchen/dining room with bi-fold doors to the rear patio and landscaped garden beyond. The open plan room has a bespoke kitchen which is fitted with a light grey units and modern work tops. There are a number of appliances including an electric cooker and hob with extractor above and integrated fridge/freezer. There is a large space for the dining room table with an impressive lantern ceiling providing wonderful light and the feeling of space. The lounge flows off the dining area also accessible from the hallway with lovely garden views and a welcoming wood burner.

**£750,000**

 5  2  2



### Approx Gross Internal Areas

House (incl. garage): 147.7 sqm / 1589.8 sqft

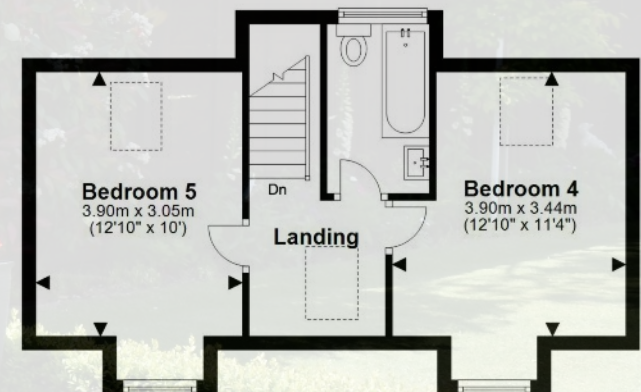
Garden Room: 14.0 sqm / 150.7 sqft

**Total Approx Gross Area: 161.7 sqm / 1740.5 sqft**

Ground Floor



First Floor



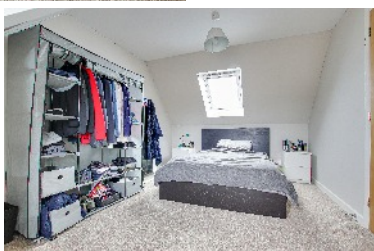
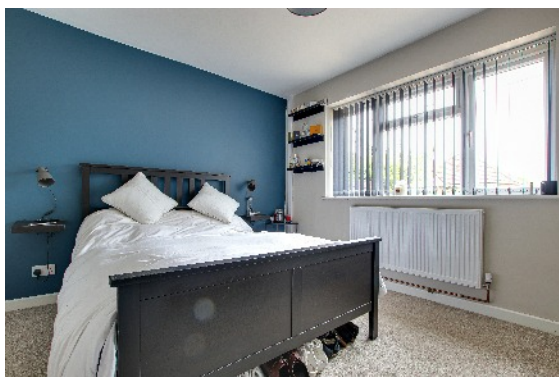




*There is a gravel driveway providing ample parking. Viewing is highly recommended to appreciate the quality and versatility of this property.*

### The Property continued . . .

There are three double bedrooms on the ground floor, two have a front aspect and the third a side view. There is also a shower room, an inner hallway with side door to the outside and a useful utility room which houses the immersion tank and boiler. The first floor has a further two spacious double bedrooms with velux windows and a white three piece family bathroom suite.



### Situation

Everton is a vibrant village with an excellent general store, The Crown public house and recreation facilities. The highly regarded primary school in Milford on Sea 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 and safe swimming beaches. The Georgian market town of Lymington 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 in picturesque scenery.





## Grounds & Gardens

This lovely home sits on a large plot. To the front there is a gravel driveway providing ample off road parking. The garage is half converted to a useful store room for bikes and kayaks with a separated dedicated utility room which also houses the immersion tank and boiler. The landscaped lawned garden is very impressive with a patio area, beautifully manicured lawn with a host of colourful plantings, flower shrub borders and mature trees providing both shade and privacy. Access is available down the side of the house and there is a new insulated and double glazed home office / snug with power, internet port with connection and light at the rear of the garden providing an ideal relaxing space, garden room or gym.

## Directions

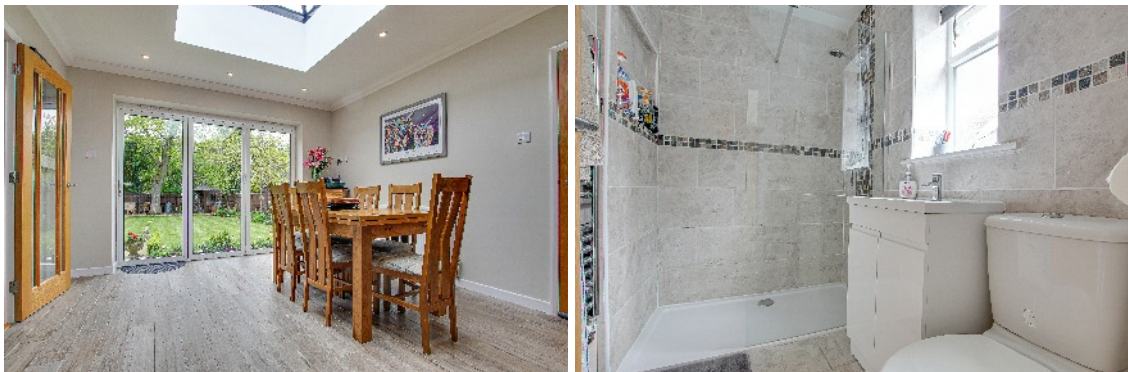
From our office in the High Street, proceed to the top of the town and bear left in the direction of Christchurch and onto the A337. Proceed along this road for approximately 4 miles and the sign for Everton will be seen on the left. Take the turning on the right, where a Hyundai garage is located on the corner and where the Crown Inn pub can be seen in front. Follow the road round to the left and take the first right in to Wainsford Road. Greenmead Avenue is the last turning on the left before the sharp right bend in the road. the property is 100 yards down on the right.

## Property Video

Point your camera at the QR code below to view our professionally produced video.







*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Performance Rating: C Current: 72 Potential: 84  
Council Tax Band: C  
All mains services are connected.

## Points of interest

Waitrose Lymington	0.8 miles
Lymington Quay	1.6 miles
Priestlands Secondary School	0.5 miles
Walhampton (Private School)	2.3 miles
Brockenhurst Golf Club	5.5 miles
Brockenhurst Train Station	6.8 miles
Brockenhurst Tertiary College	6.7 miles
The Pig	7.7 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@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

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