



Amberwood

Lower Pennington Lane, Lymington, SO41 8AN

SPENCERS
COASTAL





AMBERWOOD

LYMINGTON • HAMPSHIRE

An exceptional 4-bedroom New England style house combines timeless charm with contemporary interiors, offering the perfect blend of style and comfort. With an open family kitchen-dining room, a spacious living room featuring a log burner, two ensuite bathrooms, and the added advantage of an annexe, this property is designed for modern family living.

Ground Floor

Drawing Room • Kitchen/Breakfast Room • Dining Room • Sun Room • Utility

Cloakroom • Garage

First Floor

Principle Bedroom with En Suite • Three Further Bedrooms

Family Bathroom

Annexe

Living Room • Kitchen • Bedroom • Shower Room

£1,395,000

 4  3  2



The Property

An inviting oak front door, flanked by glazed side panels, ushers you into a spacious foyer adorned with a luxurious travertine floor and a convenient cloakroom. To the right, you'll discover the elegant dining room, also featuring exquisite travertine flooring, an open fireplace with intricate detailing, and a mantelpiece. Adjacent to it, a utility room offers an oak worktop, providing space and plumbing for a washing machine and tumble dryer, along with a built-in electric oven and storage both above and below.

Moving on, the drawing room, enjoying views to the frontal and rear aspect garden, boasts a striking stone fireplace with a hearth, surround, and mantel, and is equipped with a wood-burning stove. The kitchen, adjacent to the drawing room, showcases a modern array of fitted units, complete with a distinctive electric Aga as the centre piece. It also includes an integrated split dishwasher, composite granite countertops with an oak strip breakfast bar, and room for an American-style fridge. The kitchen maintains a consistent aesthetic with its travertine flooring, which seamlessly transitions

into the charming conservatory overlooking the garden.

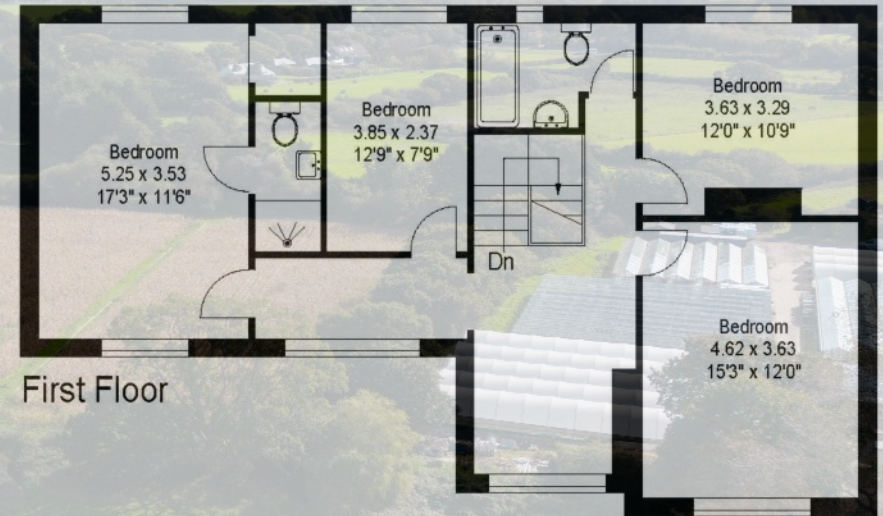
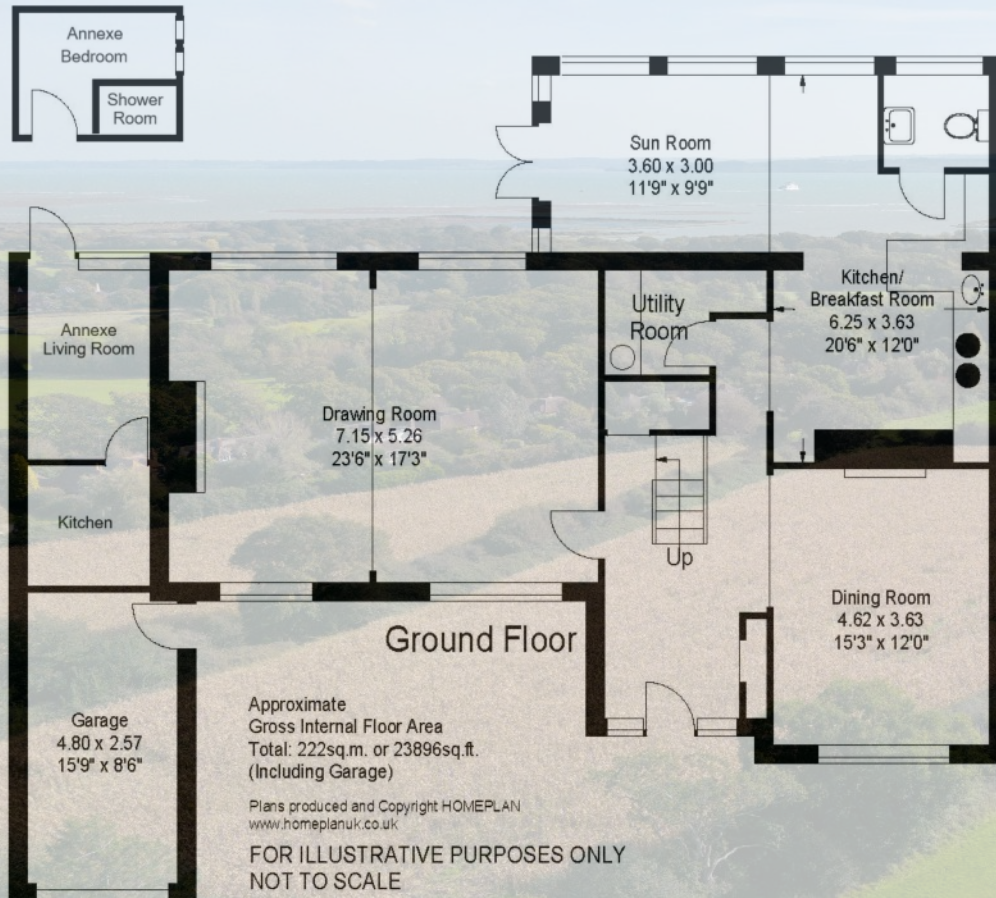
For added convenience, a cloakroom with a WC and a vanity unit featuring a bowl-style wash basin is also on the ground floor.

As you ascend the staircase, fitted with glazed inserts, you'll find an under stairs cupboard and a wine chiller, leading to the main landing, characterized by striking floor-to-ceiling windows. The first bedroom is a splendid double aspect room, boasting an en suite shower room and a spacious walk-in wardrobe. The second bedroom offers views of the front garden and its own en suite shower room. Bedrooms three and four are generously proportioned doubles, sharing a family bathroom complete with a Jacuzzi bath, a low-level WC, a distinctive wash basin with a stone bowl and countertop, and a travertine-tiled floor with underfloor heating.





FLOOR PLAN







Tucked away in a tranquil, leafy road, this home is within a short stroll of the sea wall and Lymington High Street.

Grounds & Gardens

The entrance to the property is through sturdy oak gates at Lower Pennington Lane. These gates open onto a gravel driveway that includes a turnaround area and offers generous parking space for multiple vehicles. In the front of the property, there is a well-maintained lawn area, complemented by a mature hedgerow that faces the road. The property boundaries are clearly marked by sturdy close board fencing. The rear garden predominantly features a lush lawn and is graced with a charming summerhouse. Furthermore, nestled within the rear garden is an annexe boasting its own ensuite shower room. Adjacent to the annexe and stretching along the side of the house is additional ancillary accommodation, complete with a fully equipped kitchen. This versatile space could also be easily transformed into an ideal home office.



Directions

From our offices in Lymington, proceed up the High Street and on reaching the one way system, take the left hand lane onto Milford Road (A337). On reaching the roundabout, take the first exit onto Ridgeway Lane. After approximately 50 yards, turn right into Lower Pennington Lane and the property will be found after a short distance on the left hand side.



The Situation

The house sits on a charming leafy lane just to the south west of Lymington and close to open parks, marinas and sea front walks. The house and grounds are extremely private and peaceful while remaining highly convenient for Lymington's recreational facilities. The open spaces of Woodside Park lie to the east with extensive open coastal spaces lying to the south where there are several rural pubs and the starting point for superb coastal walks to Lymington marinas in the east and Keyhaven & Milford on Sea to the west. Lymington lies just to the north east and has a weekly Saturday market as well as a historic High Street offering a range of pubs, restaurants, boutique shops and chain stores. There are a wealth of sailing clubs and marinas providing exceptional access to The Solent. The New Forest National Park lies to the north with excellent walks and cycle rides over the unspoilt open countryside. There are two direct trains per hour to London Waterloo from Brockenhurst Station (6 miles) taking approximately 1h 40m.





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

Services

Energy Performance Rating: C Current: 70 Potential: 79

Council Tax Band: G

Mains Services Connected

Property Video

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



Important Notice

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, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencerscoastal.com

www.spencerscoastal.com