



Little Orchards

31 Ramley Road, Pennington, Lymington, SO41 8HF

SPENCERS
COASTAL





A spacious and versatile freehold residential property, recently used as a children's day nursery, situated in this highly convenient location opposite Pennington common and within a short drive of Lymington high street. Whilst set up with various class rooms, Little Orchards offers spacious accommodation that could be converted to a family home with extensive parking and a secluded rear garden.

The Property

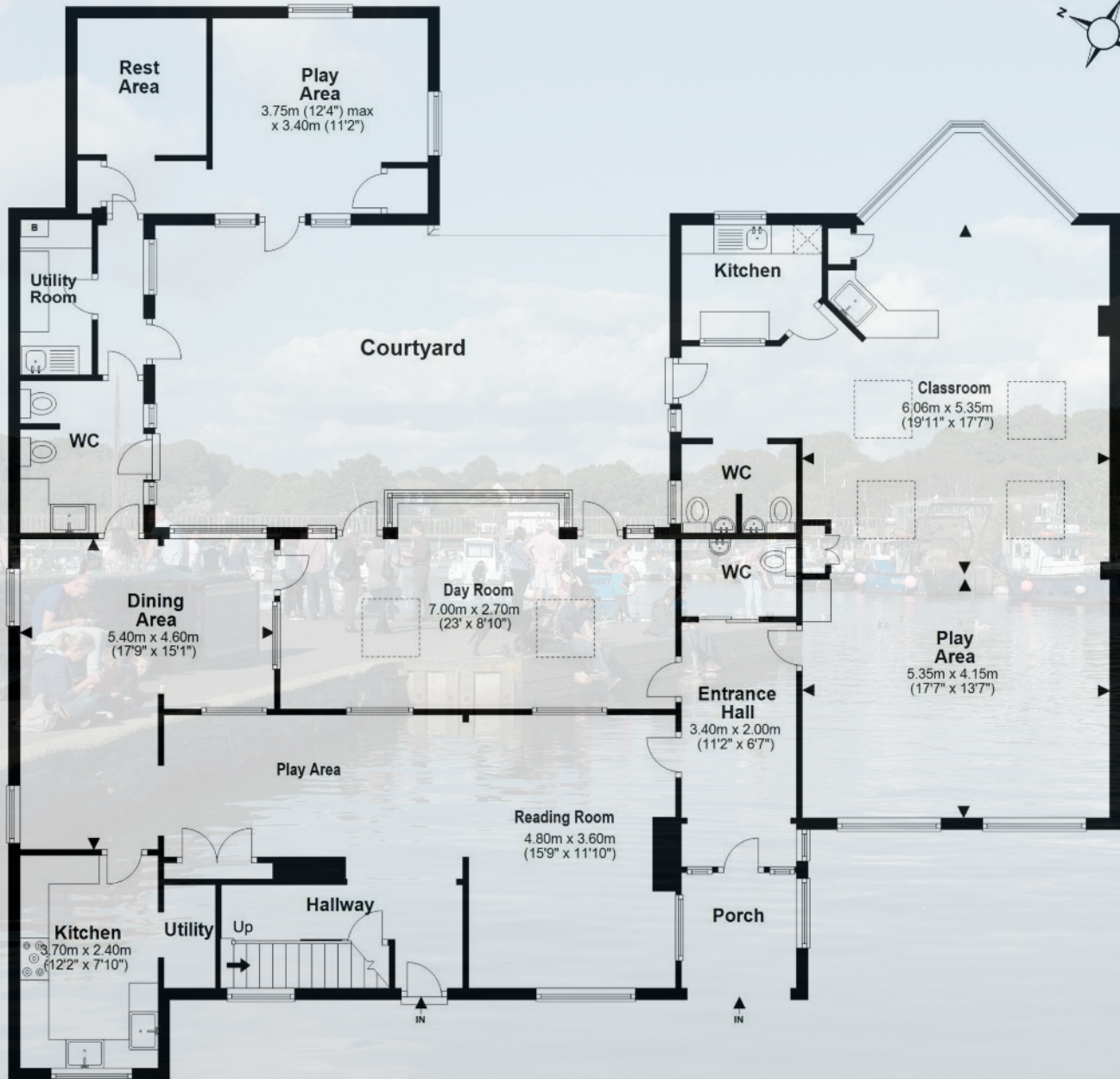
There are two main access areas to the front of the property, currently a main entrance area which opens to an inner hallway and another area which opens in to another open hallway. The first reception area has a cloakroom and leads through to the main learning room with a kitchenette and views across the garden. There is an inner day room off here which runs parallel with the covered outdoor area. The area opens in to a reading room and filters round to a dining area and commercial kitchen, Fire doors lead through to another cloakroom area via a hallway overlooking the garden, to a utility room, rest room and another room. Stairs lead to the first floor which has three large rooms with an additional bathroom. The current configuration would allow for a three bedroom family home with two large reception rooms, kitchen and utility. However, the uniqueness of the layout allows for numerous options allowing a new owner to bespoke a very spacious family home to their own requirements.

£655,000



FLOOR PLAN

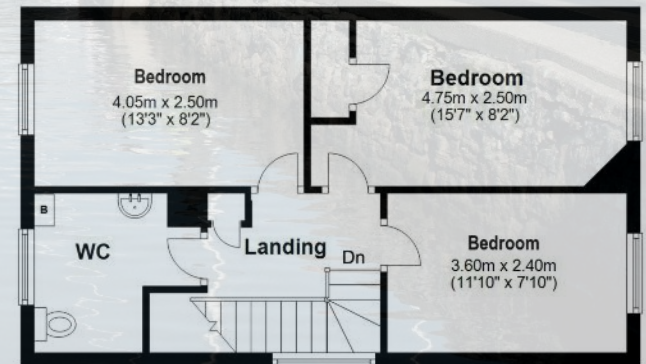
Ground Floor



Approximate Gross Internal Area

255.0 sqm / 2744.8 sqft

First Floor





Grounds & Gardens

The gravel parking to the front of the premises provided parking of numerous vehicles. The rear garden has been specifically designed for children with fitted outdoor play equipment and a covered play area for all year round use. The boundaries are secure with high mature plantings and fencing providing a high degree of privacy.

Services

Energy Performance Rating: Current: Potential:

Council Tax Band:

The commercial children's day nursery has until recently accommodated up to 50 children and been successfully operated for almost 20 years. The property is geared towards young learning complete with children's furniture, quiet rooms, day rooms, reading rooms, a fully equipped kitchen, play areas and offices. Externally there is ample parking to accommodate school drop off and extensive fitted outdoor play equipment plus a covered play area for inclement weather.

Directions

From our office proceed North to the one way system. Bear left heading towards Pennington. Take the third exit at the roundabout on to the A337 and take the first turning right into South Street. Continue straight on into Ramley Road, passing the church on your left. After 500 yards the property can be found on the right hand side directly opposite the common.

The Situation

Located in the village of Pennington, the area benefits from a general store with post office, a selection of other shops including a Tesco Metro, a pub and an extensive leisure centre all within walking distance. Local schools are nearby, including the highly regarded Our Lady and St Joseph Catholic Primary School. Approximately 1.5 miles to the West is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas 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 that links with the neighbouring village of Brockenhurst (situated approx 6 miles to the North) that in turn has a mainline railway station to London Waterloo.

Important Information

Spencers of Lymington 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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