



4 Longford Place

Lower Pennington Lane, Lymington, SO41 8FS

SPENCERS
COASTAL





4 LONGFORD PLACE

LOWER PENNINGTON LANE • LYMINGTON

A well presented five bedroom family home located on the edge of Lymington at the end of a quiet cul-de-sac just off Lower Pennington Lane. Built in the late 1990's, this property is situated within approximately half an acre of well-stocked, beautifully maintained gardens with a southerly aspect to the rear and views across farmland to the Solent and Isle of Wight.

Ground Floor

Drawing Room • Kitchen/ Breakfast Room • Dining Room • Conservatory • Study • Cloakroom

Garage • Workshop

First Floor

Five Bedrooms, two with En Suites • Family Bathroom

£1,450,000



5



4



3



The Property

A beautiful glazed vaulted entrance lobby with double doors and ceramic tiled floor leads to the inner hallway with staircase to the first floor and fire door to the double garage/work shop. An archway leads to the central reception hall with deep cloaks storage cupboard and cloakroom. The spacious, light and airy living room incorporates an oblong bay window to the rear overlooking the rear southerly facing garden and farmland beyond. There is a feature Minster style fireplace fitted with a log burning stove. Double doors lead to the conservatory and further double doors lead through to the kitchen/dining room. The study is fitted with a bespoke range of office style furniture incorporating two desks linked by a range of store cupboards, drawers and overhead shelving. A particular feature of the property is the kitchen/dining room which is fitted with a bespoke range of cream coloured cabinets to both base and eye level with downlighting and granite work surfaces. A range of appliances include a Neff 5 ring induction hob with pull-out pan drawers under, brushed steel canopy extractor, dishwasher, pyrolytic miele oven and warming drawer with microwave over and adjacent concealed fridge with separate pull-out chill/drinks drawer under. The adjacent utility room is fitted with a range of base and eye level units with rolled edge work surfaces, space for washing machine and tumble dryer, water softener and further range of

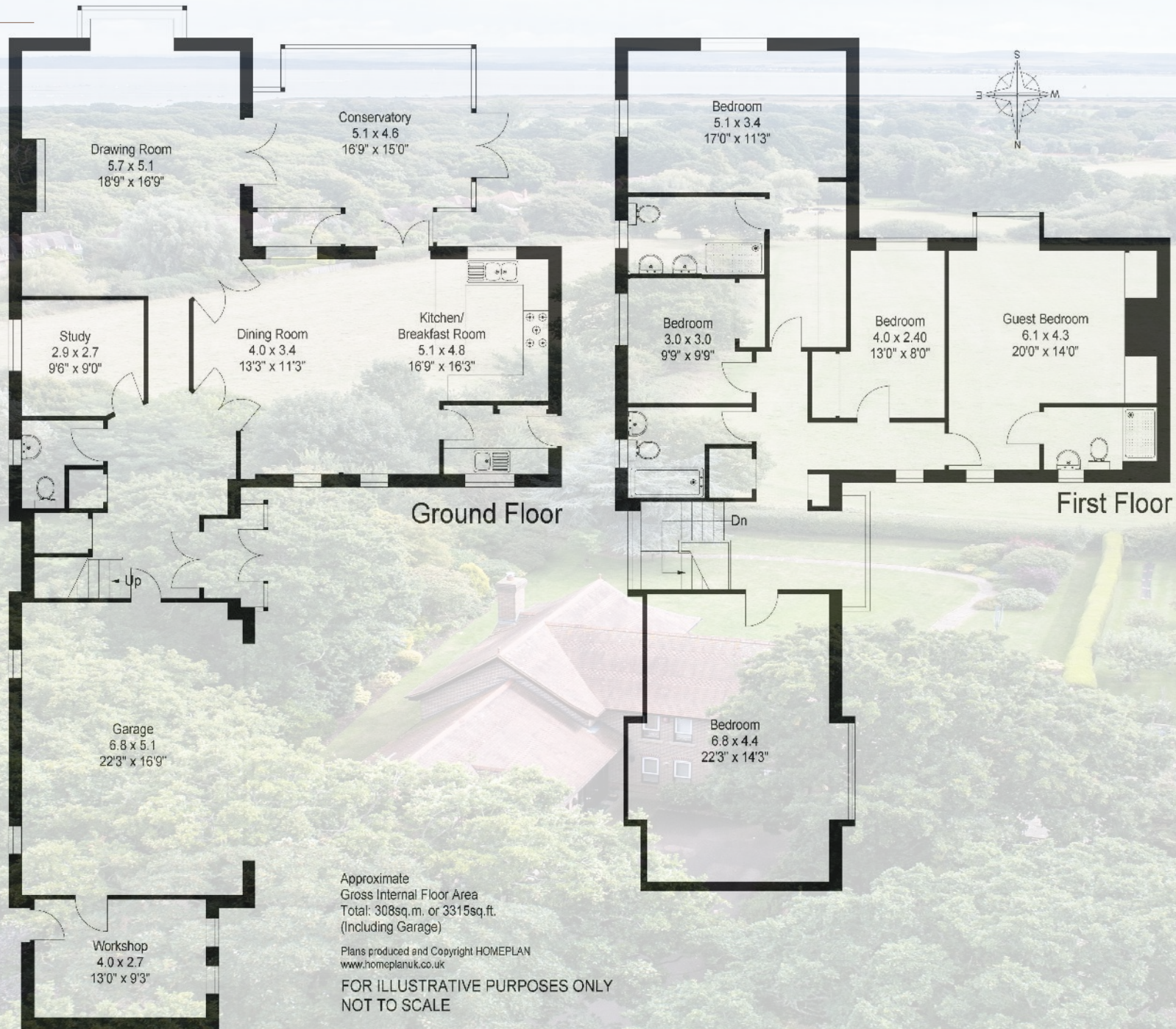
storage cupboards to one wall. A part-glazed panelled stable door leading to the garden. The double-glazed conservatory leads to the paved patio and gardens.

The first floor part-galleried landing enjoys light from both the front and rear large windows from the ground floor, flooding the area with light. There is a second spacious first floor reception room with Velux windows and one wall of fitted book shelves; this is a most pleasant room for either a music or a games room. To the landing there is a loft access hatch and an airing cupboard and additional storage cupboard. The dual aspect master bedroom has wonderful views over the garden and farmland towards The Solent and Isle of Wight and is fitted with ample fitted wardrobes. A door leads through to the en-suite shower room. The guest suite is again a dual aspect room incorporating a range of fitted storage and wardrobes and a door through to the en-suite shower room. Bedrooms three and four have a range of fitted wardrobes. The family bathroom is fitted with a modern white suite comprising panelled bath with shower over, wash hand basin set in a vanity unit and wc.





FLOOR PLAN









In addition to the sizeable accommodation there is a spacious double garage and a separate workshop/store.

Directions

From our office proceed up the High Street and continue onto the one-way system keeping in the left hand lane in the direction of Milford on Sea. At the roundabout take the first exit into Ridgeway Lane and after a short distance turn right into Lower Pennington Lane. The entrance to Longford Place can be found approximately 400 yards along on the left hand side, almost opposite the small green and the property can be found at the end of the cul-de-sac.



The Situation

The beautiful Georgian market town of Lyminster with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort. Lyminster has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th Century. To the north is the New Forest village of 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 has a half hourly service to London Waterloo with a journey time of 90 minutes.



Grounds & Gardens

Approached via a long, private driveway with ample parking for numerous vehicles and access to the integral double garage with separate workshop/store. There is a lawned area with various ornamental azaleas and decorative borders. A path leads around both sides of the property to the rear southerly facing garden which measures approximately half an acre.

The rear garden is predominantly laid to well maintained lawns, interspersed with ornamental flower borders and specimen shrubs. To one side of the property, accessed from the conservatory, is a paved patio which provides a private, sheltered seating area. Towards the end of the garden, under the shelter of a specimen tree, there is another patio providing an alternative seating area and there are far reaching views across open farmland towards The Solent and the Isle of Wight beyond.



Services

Efficiency Rating: TBC

Council Tax Band: G

All mains services are connected.

Important Notice

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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