



4 Haglane Copse

*Pennington, Lymington, SO41 8DT*



SPENCERS





## 4 HAGLANE COPSE

PENNINGTON • LYMINGTON • HAMPSHIRE

*A beautiful, extended, three bedroom chalet bungalow located in a quiet residential road within a short walk of Pennington Parade, Woodside Park and Waitrose. The family home is presented in remarkable condition with an impressive kitchen/family room, spacious sitting room, ground floor bedroom and shower room and integrated garage. Upstairs there are a further two double bedrooms with views over the landscaped garden.*

### Ground Floor

Kitchen/Family Room • Utility Room • Sitting Room • Bedroom • Shower Room

### First Floor

Bedroom One • Bedroom Two • Bathroom

### Outside

Private Rear Garden • Spacious Driveway • Garage

**£825,000**



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2



2





## The Property

Step through the front door into a spacious and welcoming hallway, offering delightful views straight through to the beautifully lawned rear garden.

At the heart of the home is the impressive family kitchen, featuring a large central island, twin skylights that flood the space with natural light, and a range of fitted worktops and cupboards. Integrated appliances include a dishwasher, oven, and hob.

The adjoining family area enjoys garden views and is enhanced by a stylish contemporary log burner - perfect for relaxing or entertaining.

Leading off the kitchen is a practical utility room with plumbing for both a washing machine and dryer.

To the front of the property, a charming formal sitting room benefits from dual-aspect windows, creating a bright and airy space.

This floor also offers a generous double bedroom, complete with a modern shower room.

Upstairs, a small landing provides access to two exceptionally large double bedrooms, both featuring fitted wardrobes and useful eaves storage.

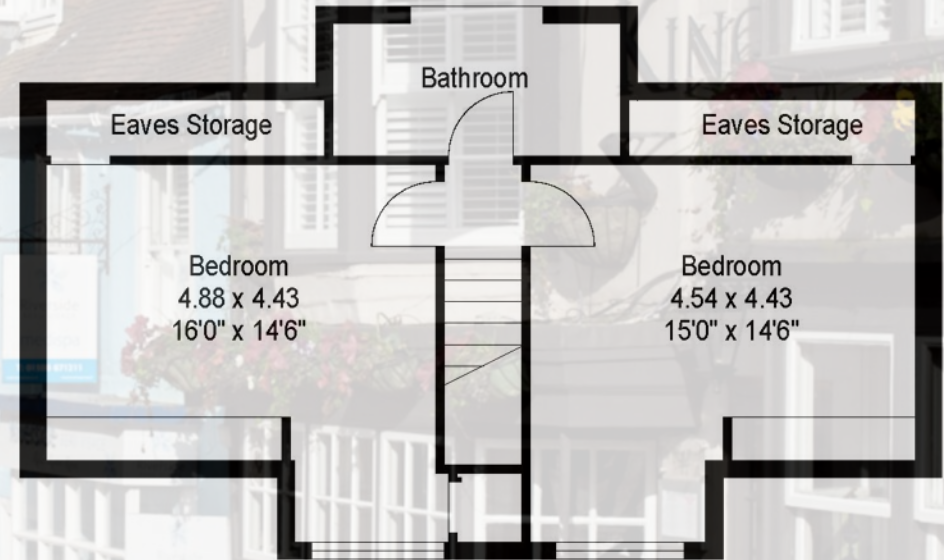
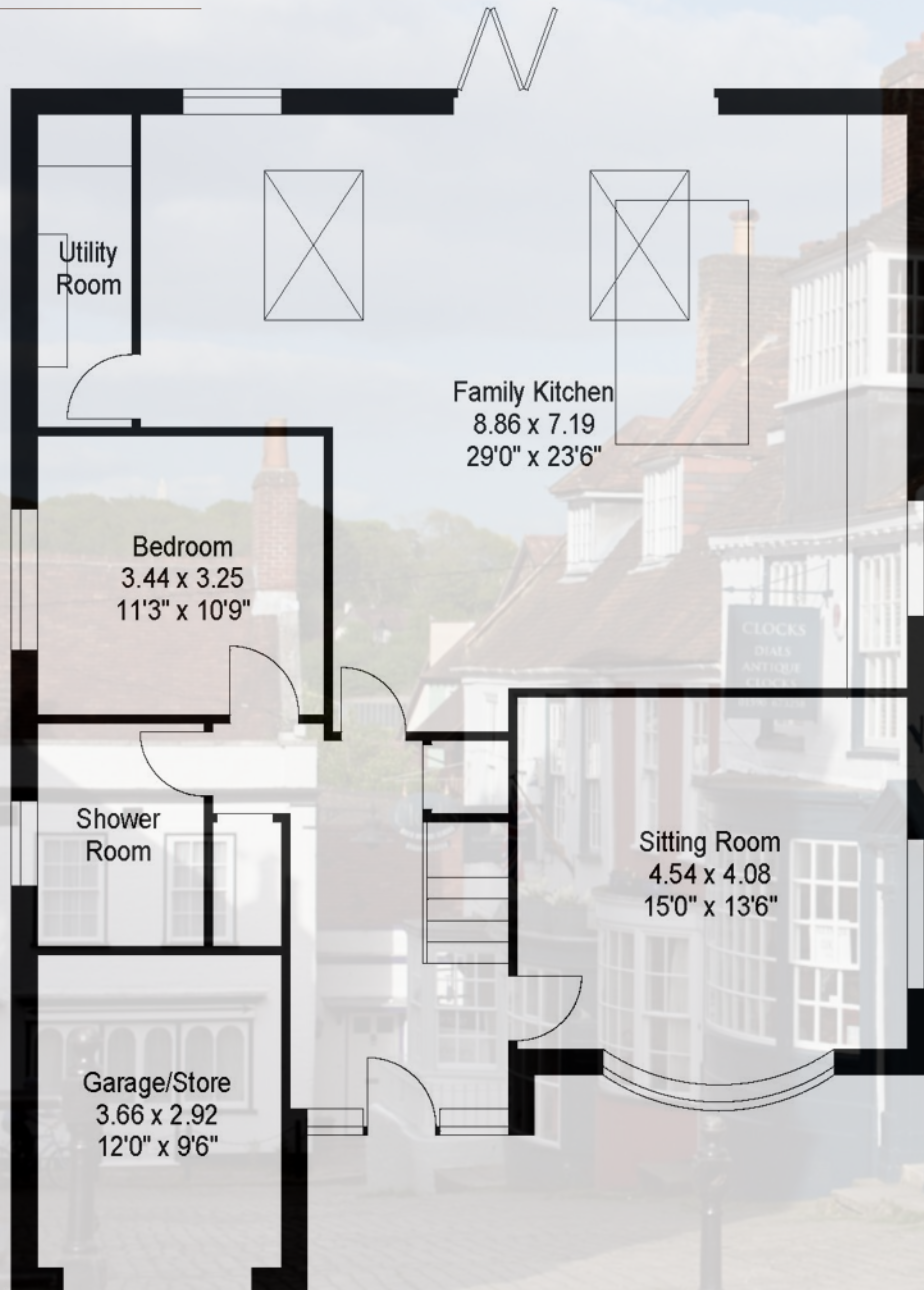
The accommodation is completed by a contemporary family bathroom, fitted with both a freestanding bath and a separate shower, adding a touch of luxury to this spacious home.

The property also benefits from a water softener which is located in the garage.





FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 170sq.m. or 1830sq.ft.  
(Including Garage)

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## Grounds & Gardens

Twin five bar gates open in to a gravelled carriage drive providing ample parking for numerous cars. The property has an integrated garage ideal for storage of a classic car, bikes and kayaks. Access is provided to both sides leading to the landscaped lawned garden with a large patio, raised beds, garden shed and easily maintained coastal privet borders. There is a lockable gate with access ideal for boat or caravan storage.

## The Situation

The beautiful Georgian market town of Lymington, 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, as well as an open-air seawater bath that was built in 1833. Lymington 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 gives direct access to London Waterloo in approximately 90 minutes.

## Directions

From our office in Lymington turn right and proceed up the High Street and turn left on the one way system out towards the roundabout. At the roundabout take the second exit onto the Milford Road. Take the third turning on the right into Haglane Copse and the property can be found on the right hand side.





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

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## Services

Energy Performance Rating: C      Current: 76      Potential: 84

Council Tax Band: E

Tenure: Freehold

Property Construction: Brick elevations & tile roof

Utilities: All mains services connected

Heating: Gas central heating

Broadband: FFTP - Fibre to the property directly

Garage: Yes

## 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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