



Rowan House

Lower Pennington Lane, Lymington, SO41 8FT



S P E N C E R S





An exceptional, brand-new home extending to over 1,700 sq ft, Rowan House is part of an exclusive development by Harnden Homes.

The Property

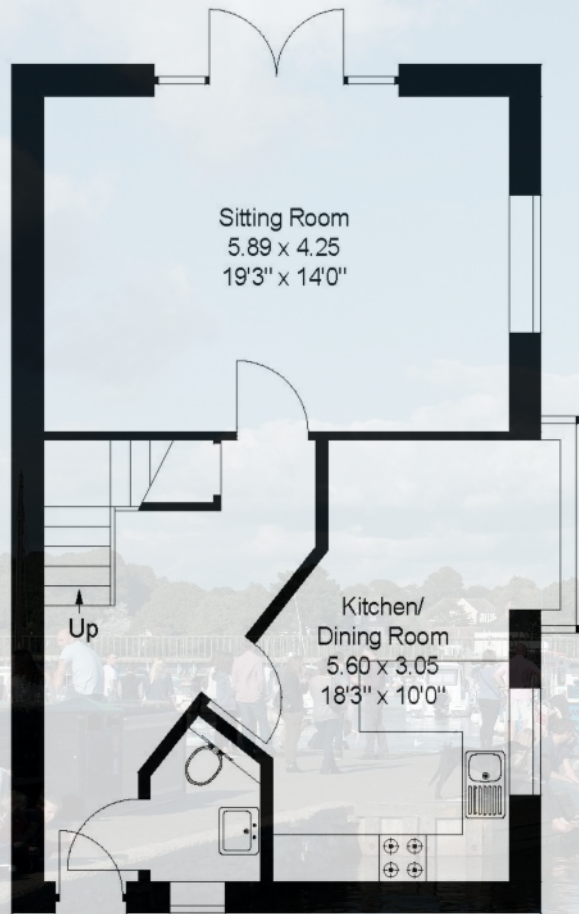
Completed in early 2025 by renowned local developers Harnden Homes, Rowan House is a beautifully finished, newly built property ready for immediate, chain-free occupation. Thoughtfully designed with an emphasis on natural light, generous proportions, and high-quality finishes, this impressive home offers both style and practicality. At the heart of the home, the spacious kitchen/breakfast room and the elegant sitting room are flooded with natural light thanks to full-height windows and French doors that open directly to the garden. The kitchen features a charming bay window, breakfast bar, a range of sleek fitted units with integrated appliances, and ample space for family dining. Upon entering, you're welcomed by a bright and airy hallway with a cloakroom and a convenient utility cupboard plumbed for a washing machine. The sitting room is a standout feature—generously sized with a dual aspect and direct access to the outdoor space, perfect for both everyday living and entertaining.

Upstairs, the first floor offers a central landing leading to the principal bedroom with a stylish en suite shower room complete with twin basins and WC. Two further well-proportioned bedrooms and a contemporary family bathroom complete this level. The second floor hosts two additional double bedrooms along with a spacious bathroom that includes a bath, separate shower, and WC—ideal for guests, growing families, or a home office setup. Rowan House combines thoughtful design and quality craftsmanship, offering a move-in-ready home in a sought-after location.

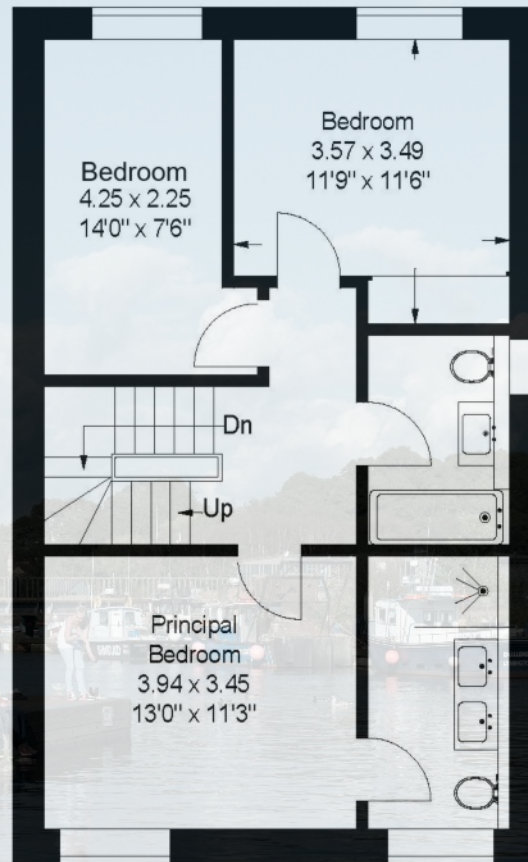
£895,000



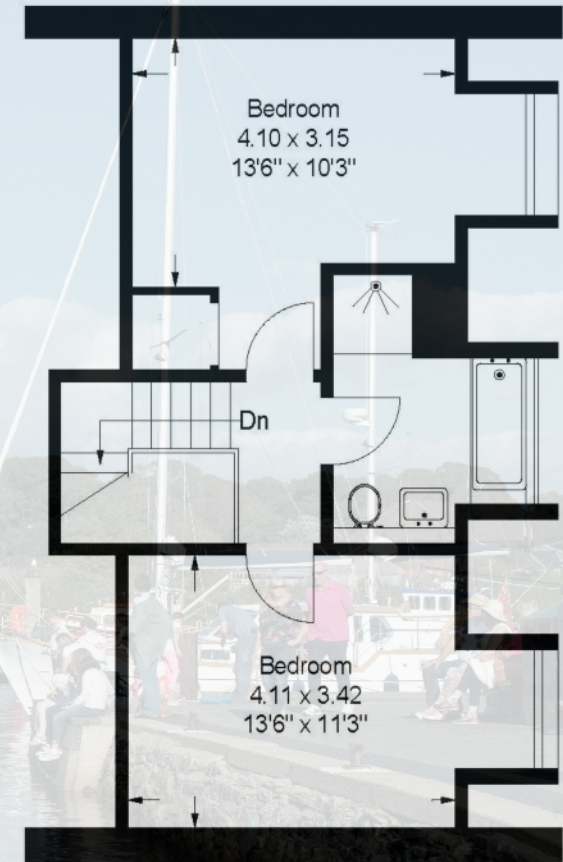
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Rowan House

Approximate
Gross Internal Floor Area
Total: 166sq.m. or 1786sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Tucked away off a picturesque leafy lane that leads directly to Lymington's iconic sea wall, this superb property enjoys a highly convenient location close to the amenities of both Pennington and Lymington.

Grounds & Gardens

Outside, the south-facing garden is level and fully enclosed, making it ideal for children or pets. A paved terrace, accessed from the sitting room, provides a perfect spot for outdoor dining or summer entertaining. A handy garden shed offers practical storage for bikes, tools, and outdoor furniture. Rowan House offers a rare opportunity to enjoy a brand-new, energy-conscious home in a well-connected and desirable location.

The Situation

Rowan House sits within a small and immaculately presented new development. Situated on Lower Pennington Lane, the house enjoys a sought-after address being within easy reach of Pennington's many facilities including convenience stores, take-aways, a pharmacy and secondary school. Lower Pennington Lane is a no-through tree-lined lane leading to Lymington's picturesque sea wall which provides delightful walks either back to Lymington's marinas or westwards to Keyhaven and Milford on Sea.

Lymington is a charming market town with a historic High Street featuring many independent boutiques and chain stores as well as cafes and restaurants. Lymington is well known as one of the south coast's pre-eminent sailing destinations with several marinas and well-supported yacht clubs.

All the attractions of both the South Coast and the New Forest National Park are a short drive away and provide unrivalled space in glorious surroundings. Lymington Town railway station offers services to London Waterloo via Brockenhurst in approximately 2 hours.





Services

Tenure: Freehold

Estate Management Charges: This is for the communal parking and landscaped area which is owned by the management company. There are four properties sharing the space, each property contributes 25% of costs per year. Please enquire for further details.

Property Construction: Solid brick and block construction and the roof covering is slate

Mains electricity, water and drainage. There is no gas supply.

Heating: Air source heat pump that runs off electricity. This is for both heating and hot water

Council Tax: TBC EPC: B Current: 81 Potential: 87

Warranty: 10 year structural new build warranty with Build Zone

EV charging point installed

FFTC - Fibre-optic cable to the cabinet, then to the property. Buyer to check broadband speeds with their provider.

Parking: Two parking spaces located within off road car park

Directions

From Lymington take the A337 west towards Christchurch. At the first roundabout, take the first exit into Ridgeway Lane then almost immediately turn right into Lower Pennington Lane. The entrance to the property will be found after about 30 yards on the right hand side.

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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