



22 Meadow Road *Pennington, Lymington, SO41 8EH*



SPENCERS





An extremely spacious and well presented semi-detached house with car port, garage and off street parking and attractive 70' garden positioned within a short walk of Pennington village shops.

The Property

This delightful house is beautifully presented throughout and has been extended on the ground floor to provide a superb sitting / dining room with sliding doors onto the garden.

The front door opens to an entrance porch beyond which is a welcoming staircase hall providing access to the study at the front of the house. Beyond the hall is the kitchen / breakfast room with dual aspect and recently fitted units and worksurfaces complete with integrated appliances including hob, double oven and dishwasher and room for an American style fridge/freezer. The kitchen links through to the sitting room which has a feature fireplace with a freestanding wood burning stove. The sitting room opens to a generous dining room with sliding doors onto the garden.

£385,000



FLOOR PLAN



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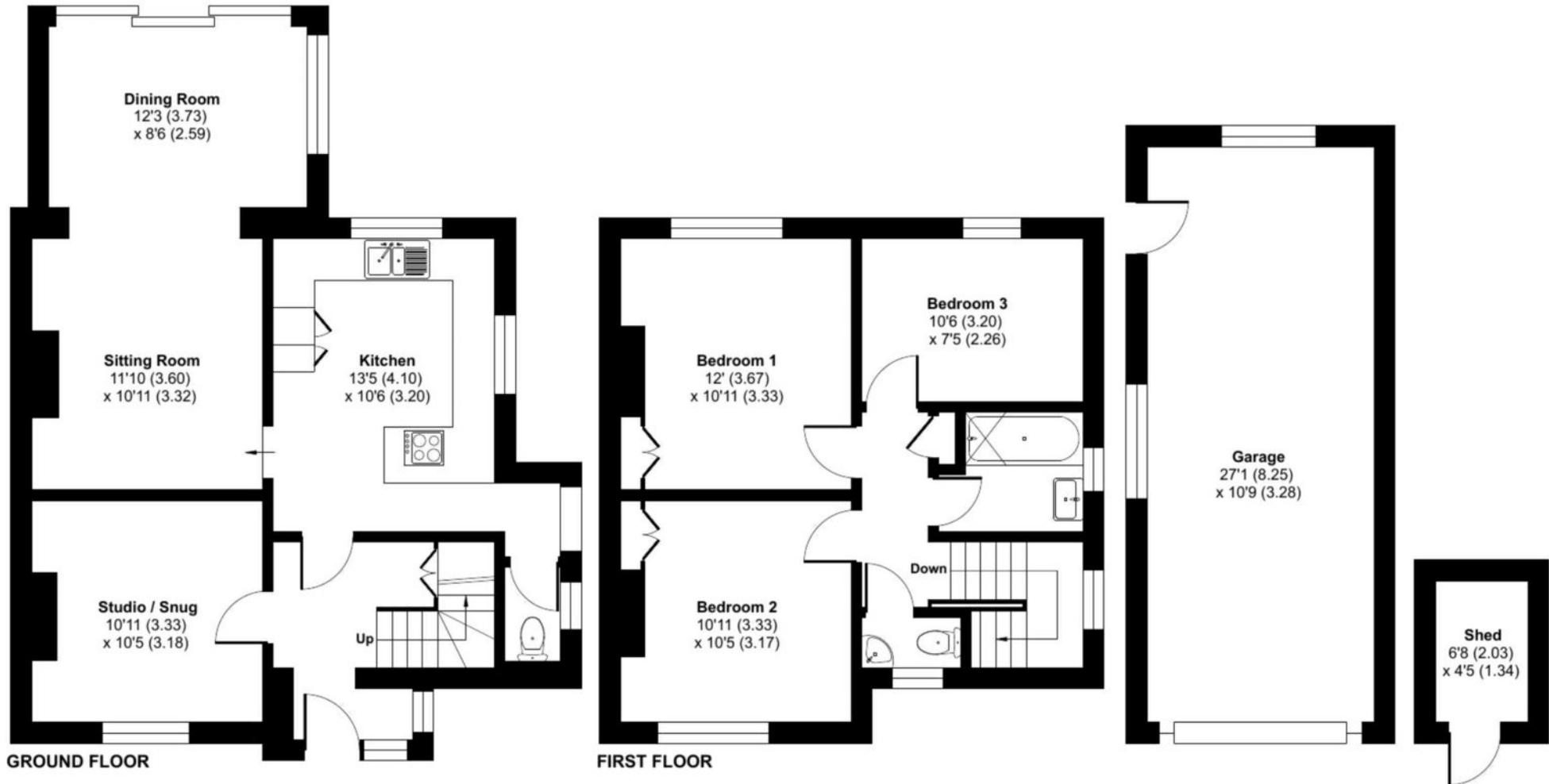
Approximate Area = 1113 sq ft / 103.4 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 29 sq sq ft / 2.6 sq m

Total = 1433 sq ft / 133 sq m

For identification only - Not to scale





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

The Property Continued...

Upstairs there are three large bedrooms. Both the master bedroom and guest bedroom have in-built wardrobes and there is a third bedroom adjacent to the family bathroom with basin and bath with shower over. There is also a separate wc with wash hand basin.



Directions

From Lymington head west towards New Milton on the A337. Go straight over the roundabout by the Little Waitrose / Shell garage and take the second turning on the right into South Street. Carry on along South Street and take the second road on the left marked Widbury Road. Almost immediately turn right into Meadow Road where the house will be found on the right after about 100 yards.



The Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco Express, as well as an excellent leisure centre with swimming pool. Schools for all age groups are within walking distance from the property. Approximately 1 mile to the east is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water 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 approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.

Grounds & Gardens

The house is approached through double gates leading to a large paved driveway with parking for three cars. There is also an electric car charger fitted. To the side of the house is a car port in front of the garage and access to the rear garden.

The main garden lies to the rear of the house and there is an area of paved terrace which can be accessed directly from the sitting / dining room. Beyond the terrace is a level area of lawn flanked by flower beds. At the far end of the garden is a further landscaped area comprising a seating area, lawn and raised beds as well as a garden shed.



There is also a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

Additional Information

Tenure: Freehold

Council Tax - C

Energy Performance Rating: C Current: 71 Potential: 84

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 2000mbps is available at this property (ofcom)

Parking: Private driveway

Electric Vehicle Charging Point (EV): Yes

Important Information

Spencers 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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