



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

7 Clausen Way

Pennington • Lymington • SO41 8BJ



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With a good size south facing garden, this beautifully presented detached bungalow offers spacious accommodation and benefits from three double bedrooms, all en-suite, and has a stunning open plan kitchen/dining/sitting room with bi-folding doors. The property has driveway parking for multiple vehicles and is located in a quiet cul-de-sac, within easy reach of Lymington High Street.



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£800,000

Key Features

- Stunning open plan kitchen/dining/sitting room
- Utility room and cloakroom
- Good size south facing garden with large terrace and BBQ kitchen
- Position on a quiet Cul de Sac in a sought after New Forest village
- Beautifully presented accommodation throughout
- Three double bedrooms, all with en-suite shower rooms and the master bedroom also benefitting from a walk-in wardrobe
- Study
- Easy access to local shops and transport links
- Driveway parking for multiple vehicles
- Solar panels and air source heat pump, supplying electricity for hot water and heating, with underfloor heating

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Description

An opportunity to purchase a beautifully presented and extended detached bungalow, located in a quiet cul-de-sac, with the benefit of three double bedrooms, all with en-suite facilities. The stunning open plan kitchen/sitting/dining room is the heart of the home, with bi-fold doors opening out to the south facing garden. There is driveway parking for multiple vehicles and the property is within easy reach of the local shops and Lymington town centre.

Front door leading into the entrance hall. Sliding door into study which has a window to the front aspect. Cloakroom with WC, wash hand basin and obscure window to the front aspect. Master bedroom with window to the front aspect and an opening through to the walk-in wardrobe with built-in shelving and hanging rails. Continuing through to the en-suite bathroom which has a bath unit with mixer taps and rainfall shower over with folding glass shower screen. Low level WC with concealed cistern, wall mounted wash hand basin with mixer tap and vanity storage drawers under. Chrome heated towel rail, fully tiled walls and floor, inset ceiling spotlights, obscure window to the side aspect. Double bedroom two with roof light and sliding door leading into the en-suite shower room, comprising of a shower cubicle, WC, wash hand basin, fully tiled walls and floor, extractor fan and heated towel rail. Double bedroom three has a built-in wardrobe and en-suite shower room comprising of a shower cubicle, WC, wash hand basin, heated towel rail, fully tiled walls and floor.

From the entrance hall there is a door leading into the beautiful open plan kitchen/dining/sitting room. This room is the heart of the home and has three designed areas. This spacious light and airy room is well appointed with a kitchen with comprehensive range of floor and wall mounted cupboard units with inset single drainer sink unit with mixer tap. Integral dishwasher, eye level electric double oven, space for American style fridge freezer. Large island with three hanging pendant lights over, inset ceramic hob, wine fridge, bottle storage and plenty of additional storage cupboards. The sitting area has ample room for sofas, soft furnishings etc and has a feature wood burner, two tall windows to the rear

aspect and bi-folding doors opening out onto the terrace area. There is ample room for large dining table and chairs and an opening through to the utility room where there is a sink unit, space and plumbing for a washing machine and a tumble dryer over, storage cupboards and a personal door leading outside. There is a large feature vaulted roof light above the dining area, allowing natural light to flood in, making this a lovely light and airy room.

Outside to the front there is shingle driveway parking for multiple vehicles. The borders are fenced and there are raised wooden flower bed borders with well established hedging, plants, trees and shrubs. There is a raised area of lawn, a palm tree and useful covered log store, with separate wooden storage unit. Pedestrian gate to the right hand side leading through to the rear garden.

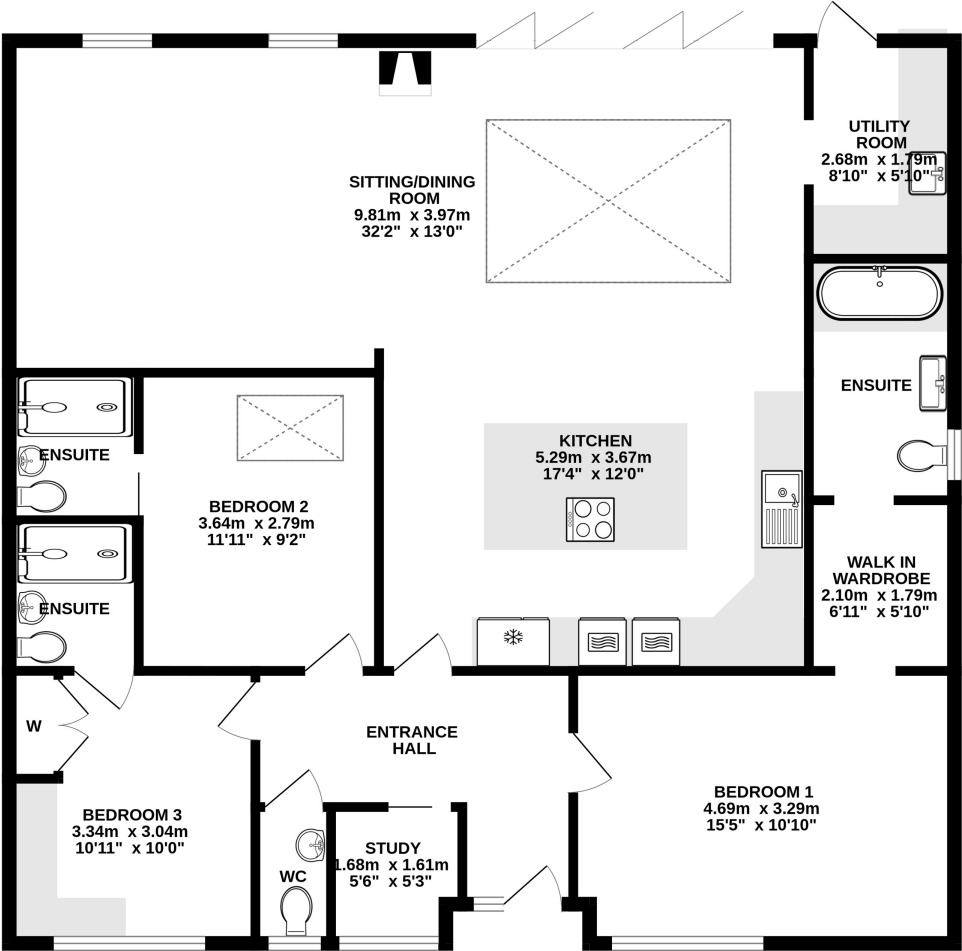
The private rear garden is a good size and enjoys a sunny southerly aspect. The boundaries are fenced and there is a large paved terrace directly adjacent to the rear of the property accessed from the bi-folding doors. This area offers great entertaining space and provides ample room for plenty of garden furniture and seating. There is a bespoke wooden built BBQ kitchen with inset BBQ and oven, with built-in log storage and worktop space. The remainder of the garden is laid to lawn with wooden raised beds, various shrubs, plants, trees and there is also a useful garden shed.

There are solar panels on the roof and an air source heat pump, supplying electricity for the heating and hot water, with underfloor heating.

Clausen Way is a quiet residential cul-de-sac in the popular New Forest village of Pennington, it offers easy access to Lymington town centre with a market every Saturday and a number of delightful restaurants, cafes boutique shops and a Marks & Spencer. The local shops at Foxpond, Pennington village and Waitrose supermarket are within walking distance, and the New Forest National Park and Milford on Sea/Keyhaven beaches are just a short drive away.

Floor Plan

127.8 sq.m. (1376 sq.ft.) approx.



7 CLAUSEN WAY
TOTAL FLOOR AREA : 127.8 sq.m. (1376 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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