



Plot 20 Aubretia Place

Farmers Walk, Everton, Lymington, SO41 0BF



S P E N C E R S



Quietly tucked away at the far end of this small development, this charming brand new house has a detached garage and two parking spaces. The house enjoys a particularly peaceful setting with generous, well arranged rooms providing flexible accommodation, high quality Neptune kitchen and utility room and numerous energy efficiencies including solar panels and air-source heat pump.

The Property

Built to exacting standards with a keen eye for architectural detailing the house couples traditional styling with contemporary convenience. Accommodation extends to over 1,550 square feet with underfloor heating throughout the ground floor. The front door opens to a generous hall with staircase to the first floor, doors to the principal reception rooms and wc. There is a generous dual aspect living room and a superb open-plan kitchen / dining room with both French windows and bi-fold doors opening onto the garden. The fully fitted kitchen is by Neptune from their Chichester range complete with quartz work surfaces and integrated Neff appliances. The utility room opens from the kitchen and also features fitted units and work surfaces by Neptune as well as a back door to the outside. A separate study completes the accommodation on the ground floor.

On the first floor the main landing provides access to the master bedroom which overlooks the garden and has an en suite shower room. There are three further double bedrooms and a family bathroom with panel bath, wc and wash hand basin.

£865,000





ROYAL LYMINGTON YACHT CLUB



NEARBY MILFORD ON SEA BEACH



The house is set in a particularly peaceful spot with minimal passers-by on this superb new development close to the centre of the village.

Grounds & Gardens

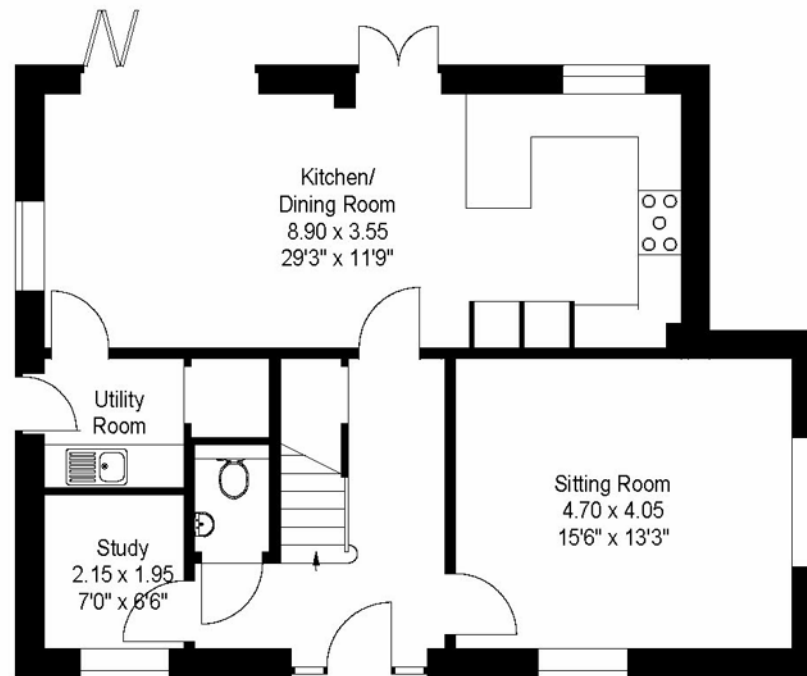
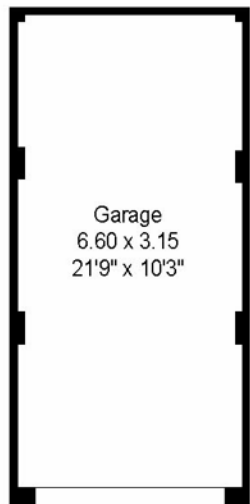
The house has a secluded rear garden with a terrace immediately to the rear of the house which is accessible from the kitchen / dining room. Beyond the terrace is a level lawn and there is off street parking for two cars to the side of the house where there is also a detached garage with an up-and-over electrically operated door. There is also 32 amp EV car charging point.

The Situation

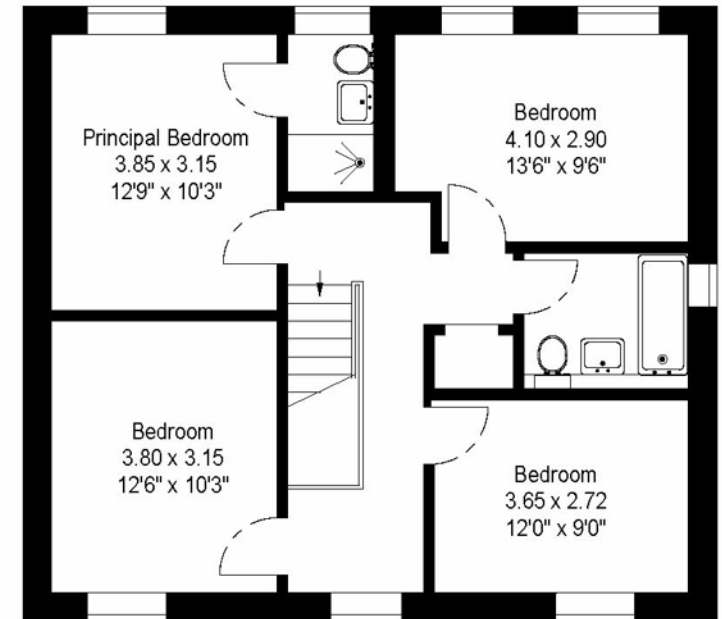
Everton is a vibrant village with a village shop and a highly regarded public house as well as an excellent garden centre with cafe to which there is direct access from Aubretia Place. The Milford on Sea Primary School is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants. The Georgian market town of Lymington is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery. New Milton (2.5 miles) has a wide range of shops including M&S Food, a weekly market and a mainline railway station with direct services to London Waterloo taking under 2 hours. There are excellent schools nearby with Durlston at Barton on Sea and Ballard at New Milton.

The wide open spaces of the New Forest provide endless opportunities for exploration and recreation with endless walks and miles of cycle paths and bridleways. There are beaches close by at Barton on Sea and Milford on Sea as well as access to secluded coves for bathing between the two villages. Sailing facilities nearby are excellent with renowned sailing clubs and marinas in Lymington which lies 4 miles to the west. A wider range of shops and entertainments can be found in Bournemouth (14 miles) and Southampton (22 miles).

FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
House: 145sq.m. or 1561sq.ft.
Garage: 21sq.m. or 226sq.ft.

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NOT TO SCALE

Kitchens and utility rooms,
thoughtfully designed by Neptune.



Directions

From Lymington head west towards Christchurch. On arriving in Everton, continue past the village green and after about 800 yards, turn right into Everton Road. Continue for about 50 yards before taking the first turning on the left in to Farmers Walk. Continue to the end of the road where the entrance to Aubretia Place will be found on the right hand side.

Additional Information

Tenure: Freehold

Council Tax: tbc

Predicted EPC Rating: B

Property Construction: Brick elevations with some grey cladding at first floor level and slate roof.

Structural Warranty: The house will be independently surveyed during construction by ICW, the structural warranty provider who will issue their 10-year structural warranty certificate on completion of the home.

Utilities: Mains drainage, water and electricity. No mains gas supply.

Heating: Heating via air source heat pump with underfloor heating on the ground floor and radiators on the first floor.

Broadband: The development benefits from Full Fibre connection.

Parking: Private driveway and garage

Agents Note: Please note that some of the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only. Please note that E.G Dunford Ltd reserve the right to alter the specification during the construction period.

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.





LYMINGTON QUAY

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