



11 Nursery Grove

Pennington, Lymington, Hampshire SO41 8QT

SPENCERS
COASTAL





LAST PROPERTY REMAINING! - A uniquely styled double fronted brand new home ready for immediate occupation. The house features many contemporary additions including air-source heat pump heating and EV charging point.

The Property

This recently completed property offers very well finished accommodation designed to accommodate a flexible use of rooms. Upstairs there are four bedrooms, one of which could make an excellent study and two bathrooms including an en suite shower room. The front door opens to a central staircase hall which is flanked by the kitchen to the left and a very spacious sitting room to the right.

The fully fitted kitchen comes complete with integrated appliances and flows seamlessly through to a spacious dining / family room with bi-fold doors to the garden at the rear of the house. The sitting room is particularly well-proportioned and also connects directly to the dining / family room which allows the space to cater for a range of lifestyles.

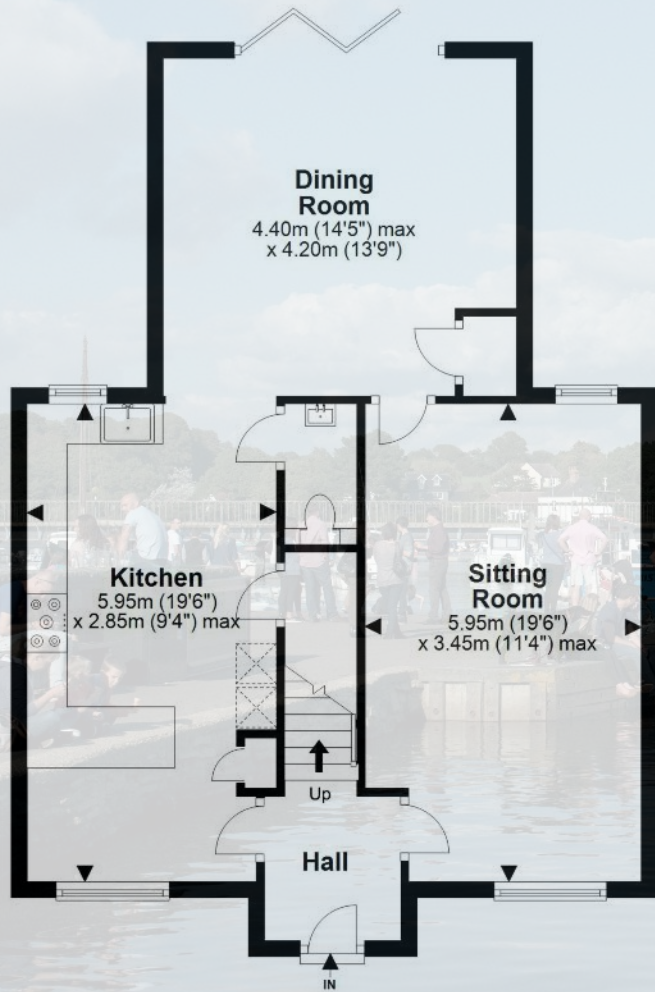
On the first floor there is a main bedroom, a generous double, with a beautifully finished en suite shower room. There are two further double bedrooms and a family bathroom.

£875,000



FLOOR PLAN

Ground Floor



Dining Room
4.40m (14'5") max
x 4.20m (13'9")

Kitchen
5.95m (19'6")
x 2.85m (9'4") max

Sitting Room
5.95m (19'6")
x 3.45m (11'4") max

Hall

IN

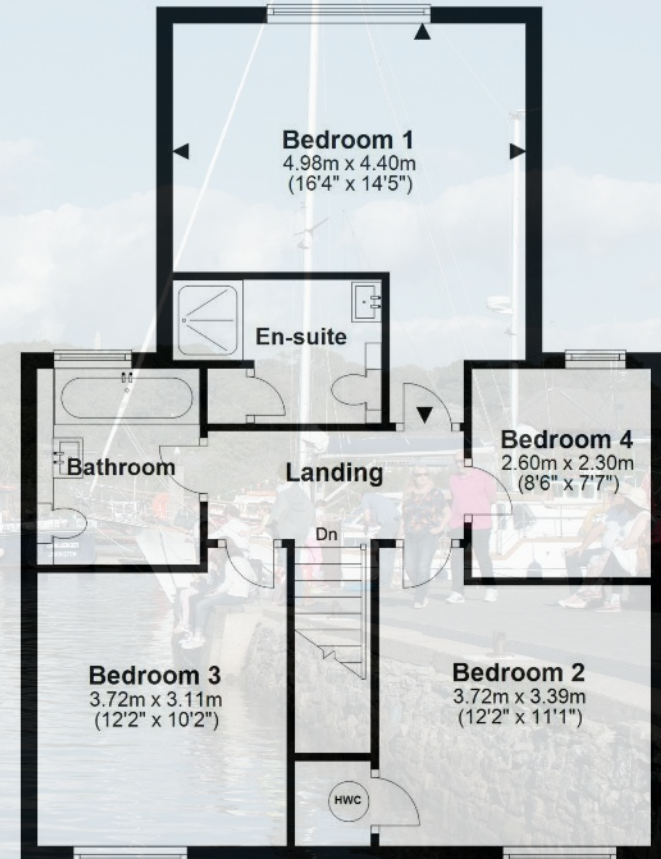
Up



Garage
6.20m x 3.20m
(20'4" x 10'6")



First Floor



Bedroom 1
4.98m x 4.40m
(16'4" x 14'5")

En-suite

Bathroom

Landing

Bedroom 4
2.60m x 2.30m
(8'6" x 7'7")

Bedroom 3
3.72m x 3.11m
(12'2" x 10'2")

Bedroom 2
3.72m x 3.39m
(12'2" x 11'1")

Dn

HWC

Approx Gross Internal Areas

House: 129.8 sqm / 1397.6 sqft
Garage: 19.8 sqm / 213.7 sqft

Total Approx Gross Area:
149.6 sqm / 1611.3 sqft



The property is positioned in a private, small development moments from Pennington Common and a short drive to Lymington.

Grounds & Gardens

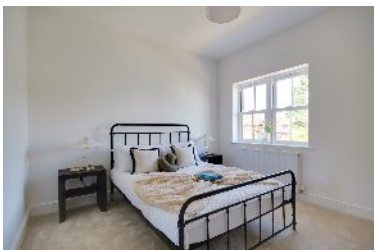
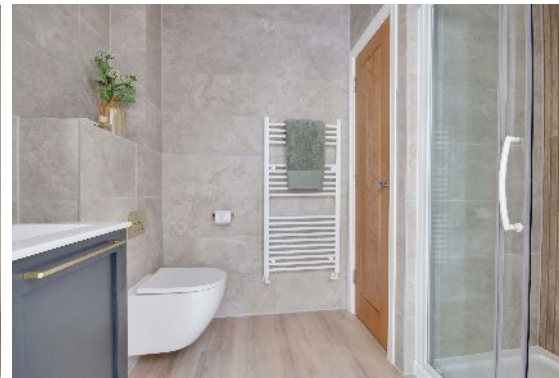
There is private off road parking to the side of the house for two cars and a detached garage with EV charging point. The house is approached over an attractive flag stone path to the front door. The gardens lie predominantly to the rear of the house and are mostly laid to lawn with a flag stone terrace adjacent to the house and accessed from the dining / family room. The garden is bordered by a close boarded fence with attractive mature trees to the rear providing a high level of privacy and seclusion.

The Situation

The house is positioned on a small modern development comprising similar family homes. The open spaces of Pennington Common are at the end of the drive and offer the ideal environment for fresh air and dog walking. The centre of Pennington is less than half a mile away and caters for most daily requirements with a chemist, Post Office, pub and two small supermarkets. Lymington is a short drive away with a wider variety of shops and restaurants as well as excellent sailing facilities on the Solent.

Directions

From Lymington, go west on the A337 towards Christchurch and New Milton. At the roundabout by the Shell garage continue straight across on the A337 and take the second turning on the right into South Street. Carry on into the centre of the village and take the turning on the left onto Wainsford Road. Proceed on this road with the common on your right and as you come to the end of the common, turn left immediately after the 40mph signs into Nursery Grove. The property will be found on the right hand side after about 30 yards.







Services

Tenure: Freehold

2024 Estate Management Charges: In the region of £512.00, please enquire for further details

Property Construction: Brick faced elevations under a slate roof

Mains electricity and water. Drainage is to mains via an off site pumping station. There is no gas supply.

Boilers and heating: Air Source Heat Pump

Council Tax - TBC

EPC - TBC

ICW Warranty

EV charging point installed

Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Moderate mobile coverage via EE & O2

Important Information

Spencers of The New Forest 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencerscoastal.com

www.spencerscoastal.com