



Querencia

Wainsford Road, Pennington, Lymington, SO41 8LA



SPENCERS





QUERENCIA

WAINSFORD ROAD • LYMINGTON

An extremely spacious family house offering privacy and seclusion with glorious southerly views over open fields, ample parking, garaging and a home office set within just under 1.2 acres of gardens and grounds including a beautiful coppice and vegetable garden.

Ground Floor

Sitting Room • Kitchen • Dining Room • Snug • Utility • Conservatory • Cloakroom

First Floor

Principal Bedroom with En Suite • Bedroom Two with w/c • Three Further Bedrooms • Family Bathroom • Cloakroom

Outside

Garage • Workshop

£1,250,000



5



3



2



The Property

The well presented accommodation extends to approximately 2468 sq ft with a modern fitted kitchen and five bedrooms served by two bathrooms.

The front door opens to an entrance hall with doors to a cloakroom, sitting room and dining room. The dual aspect sitting room is spacious with a feature open fireplace and views over the gardens to the open fields beyond. The dining room is also well proportioned and features an oak staircase to the first floor as well as glazed doors opening to the conservatory and a further door leading to the snug. Beyond the snug is the kitchen / breakfast room with modern fitted units and integrated appliances as well as a breakfast bar dividing the kitchen area from a spacious breakfast room which provides ample space for a six seater table. There is also a utility room with back entrance door.

On the first floor there are five bedrooms, four of which are good doubles and the fifth makes an ideal single bedroom or generous study. The principal bedroom features built in wardrobes and views over the neighbouring fields and has an en suite bathroom. The guest bedroom is also a generous double with adjoining wc.

there are two further double bedrooms, both of which have built in wardrobes and lovely views. In addition to the study / 5th bedroom there is a family bathroom with bath with shower over and sink next door to a separate w/c.





FLOOR PLAN

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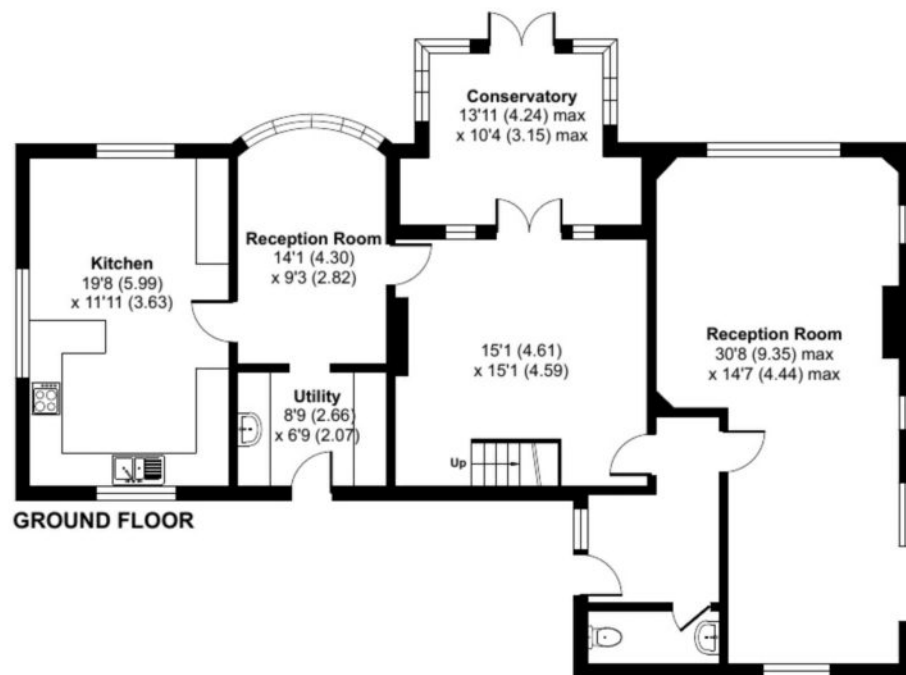
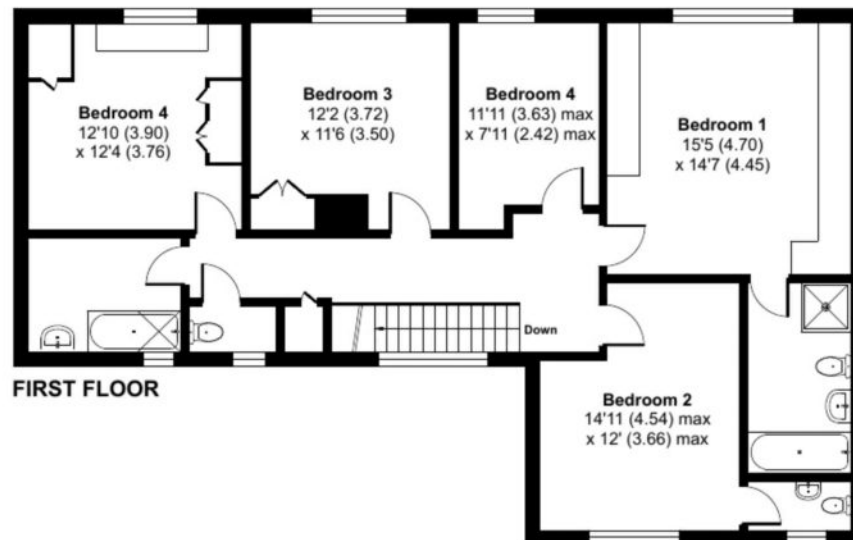
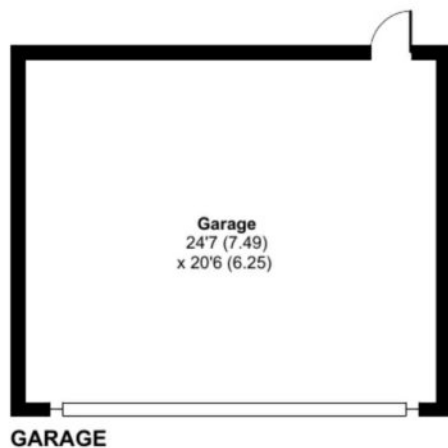
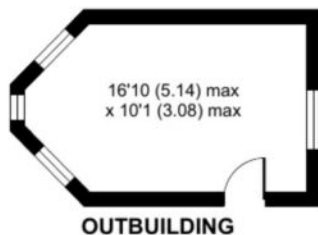
Approximate Area = 2468 sq ft / 229.2 sq m

Garage = 505 sq ft / 46.9 sq m

Outbuilding = 155 sq ft / 14.3 sq m

Total = 3128 sq ft / 290.4 sq m

For identification only - Not to scale









The house is positioned in an extremely quiet and secluded location at the end of a long drive and within the New Forest National Park which offers a wealth of walks, cycle rides and open countryside.

Grounds & Gardens

The house is approached over a long drive leading to a five bar gate which opens onto a generous tarmac drive providing ample parking and access to the double garage. Opposite the house is a detached home office with brick elevations and is connected to power and light. the gardens lie predominantly to the west and south of the house and there is a large paved terrace on the south side of the house, ideal for outdoor meals, that can be accessed via the conservatory. The gardens are mostly laid to lawn with mature planting and trees at the boundary. To the west, lies an area of woodland that provides access to a small fruit and vegetable garden complete with greenhouse.

The Situation

The house and gardens overlook open, unspoilt fields providing the property with an overall sense of privacy which belies its close proximity to amenities. Pennington, 1 mile to the east, has a variety of shops including convenience stores, a pharmacy and shoos, both primary and secondary. The larger market town of Lymington lies just beyond Pennington and has a busy High Street offering a wide range of national stores, boutiques, cafes and restaurants. Lymington is also renowned sailing centre with several yacht clubs and marinas providing access to The Solent and beyond. Rail services are from Lymington, via Brockenhurst, to London Waterloo taking approximately 1h 40 mins or direct from Brockenhurst (6 miles) in about 1h 40m.



Services

Tenure: Freehold

Council Tax - G

EPC: D Current: 63 Potential: 70

Property Construction: Standard construction

Utilities: Mains electric, water and private drainage via a septic tank which the property has sole use of and is located within the boundary of Querencia. There is no gas supply. The water supply is not on a water meter, the supply is not within the boundary of Querencia. The stop cock is outside of Wainsford House. Querencia's supply is piped through the cellars of Wainsford House to Querencia. There is a safety valve in the cellar of Wainsford House in case of a leak.

Room Heating & Water Heating: Oil

Broadband: Standard speeds of up to 15 mbps is available at this property (ofcom)

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal.

Restrictive Covenants: Parking caravans and making bricks

Rights of Way: Querencia does not own the drive to the property from Wainsford Road but has right of way. Local residents pay £25 per month to a fund which covers upkeep and maintenance of this road.

Directions

From Lymington, head west towards Christchurch and about 200 yards after crossing the roundabout at Pennington, turn right onto South Street. Continue to the centre of Pennington village before turning left onto Wainsford Road. Continue for approximately three quarters of a mile before turning right into a drive, continuing through the gate flanked by twin brick pillars. Proceed up the drive, bearing left, following signs for 'Querencia'.

Important Notice

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:

74 High Street, Lymington, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk