



Samphire Lodge

Lower Pennington Lane, Pennington, Lymington, SO41 8AN

SPENCERS
COASTAL





SAMPHIRE LODGE

LYMINGTON • HAMPSHIRE

A stunning contemporary detached property offering some eco credentials, 3516sq ft of accommodation with features such as a modern open plan kitchen/dining/living space, double garaging, four double bedrooms, underfloor heating throughout, sunny patio and a landscaped west facing rear garden.

Ground Floor

Kitchen / Dining / Living Room • Snug • Study

Utility Room • Boot Room • Larder • Cloakroom • Garage

First Floor

Principal Bedroom with En Suite

Three Further Bedrooms, one with an En Suite • Family Bathroom

£1,995,000



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The Property

This contemporary home enjoys a plethora of impressive features and utilizes the latest eco technology such as 7000 litre rainwater harvesting tank which takes rainwater from the roof for toilet flushing, garden water and washing machine and thermodynamic hot water system providing hot water to the whole house. There is double glazing and underfloor heating throughout the property as well as a Nest smoke detector system.

Passing into the light filled front entrance hallway the focal point is provided by the feature wooden and glazed staircase leading to the part galleried landing. Porcelain tiled flooring has been laid throughout part of the ground floor space as well as engineered oak flooring and carpet in the snug. At the front of the property is the inviting snug with a wood burning stove as the focal point to the room. From the hallway doors open into the magnificent open plan kitchen/dining/living space which runs along the entire width of the house and opens onto the stunning patio with sliding aluminum double glazed doors.

This truly is the hub of the house and ideal for entertaining. There are clean lines throughout the contemporary EWE kitchen and it has been thoughtfully designed to include ample storage space as well as high specification Siemens appliances including integrated full size fridge and separate freezer, dishwasher, two Wifi self cleaning ovens one of which

is a combi microwave oven, induction hob and a boiling water tap. The worktops are Quartz and with the addition of a large central island as well as a generous larder the kitchen is an ideal place to both cook and entertain. There is a separate boot room with ample storage space and opens into the utility room which offers plumbing and space for a washing machine and tumble dryer as well as houses the plant room, an ideal spot for drying your clothes. From here there is access through to the large double garage with electric up and over door, power and light and provides further storage. The dual aspect study with fitted library shelving and the modern cloakroom complete the ground floor accommodation.

The first floor accommodation comprises four double bedrooms with three beautiful bathrooms. The master bedroom suite has a "wow" factor provided by the vaulted ceiling, electric Velux with rain control, fitted wardrobes as well as a beautifully appointed ensuite wet room. The second bedroom is also located at the rear of the property and benefits from an ensuite shower room. There are two further generous double bedrooms both with fitted wardrobes and have use of the spacious family bathroom with both separate shower and bath. There is a large airing cupboard as well as a loft hatch and ladder to a part boarded and insulated loft space, ideal for further storage.



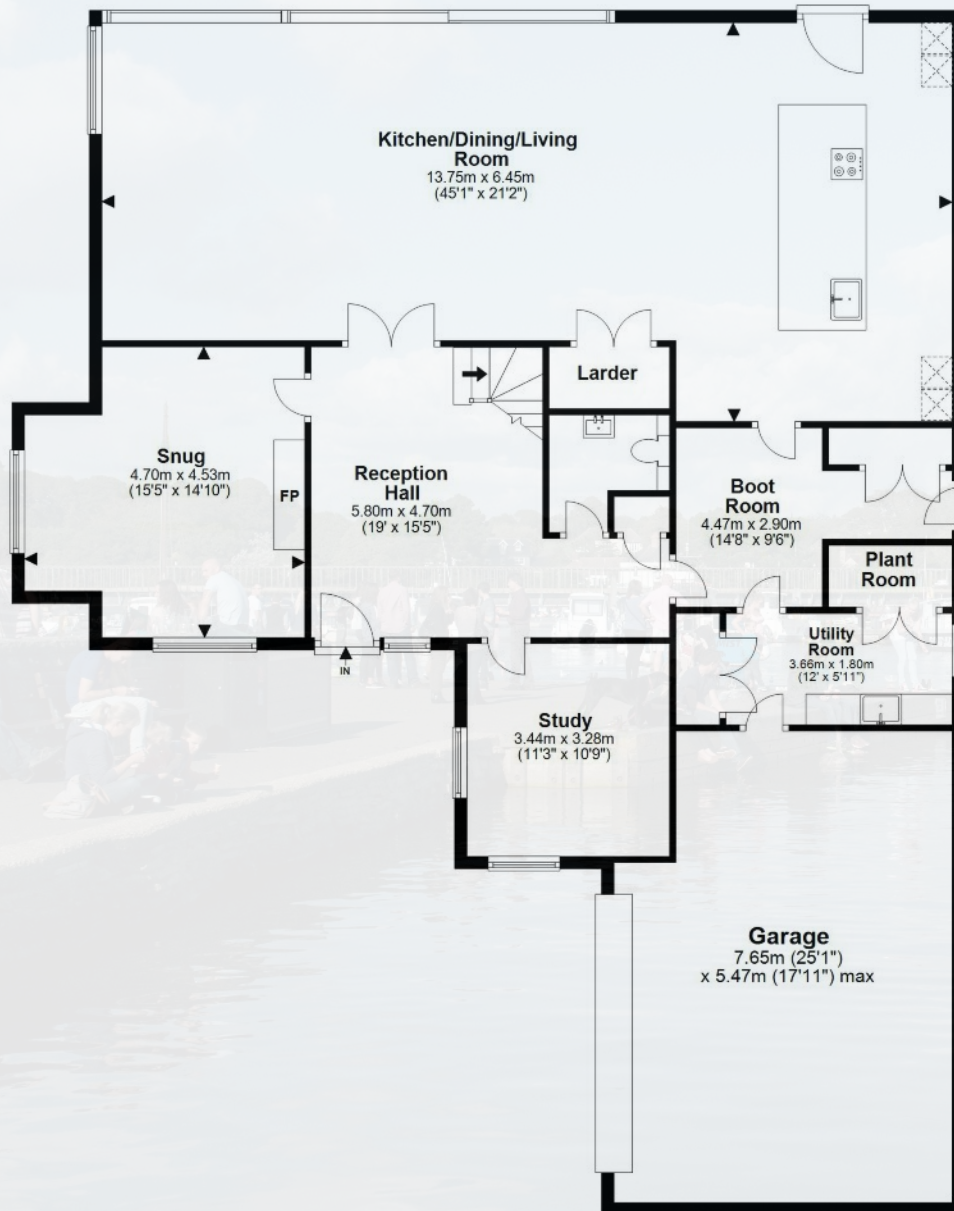




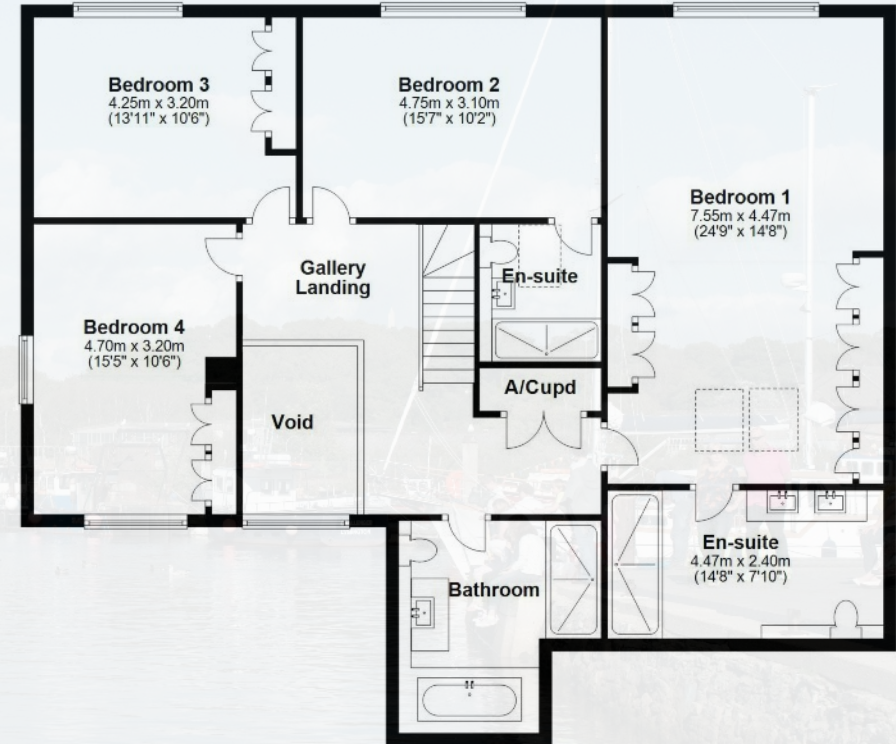


FLOOR PLAN

Ground Floor



First Floor



Approximate Gross Internal Areas

House: 285.9 sqm / 3077.4 sqft
Garage: 40.8 sqm / 439.2 sqft

**Total Approximate Gross Area:
326.7 sqm / 3516.6 sqft**





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The property has been extensively remodelled, extended and finished to an extremely high standard using both modern and environmentally friendly technology.

Grounds & Gardens

The property is approached via a shingle driveway with gates opening on to the driveway with parking for several cars as well as access to the garaging. The house has mature screening to the front which provides plenty of privacy without losing the natural light.

To the rear of the property is a large terrace running the full width of the house with attractive sandstone paving ideal for al fresco dining. There is a large lawn area screened by some contemporary fencing.

The rear garden has been landscaped with a variety of flowering shrubs and trees to create a peaceful and secluded oasis.

The property benefits from having a sunny west facing garden and enjoys a large degree of privacy.





The Situation

The property is situated in a highly sought-after country lane that terminates on the coastline and approximately 1 mile south-west of the extensive facilities of Lymington. The town is renowned for its picturesque High Street and Saturday Charter Market, with the Lymington River providing a safe haven for sailors with its marinas and popular Town Quay. Lower Pennington Lane is the setting for a handful of the more individual properties, with the lane itself terminating on the foreshore with the coastal path that fronts Christchurch Bay. The coastal path linking to the hamlet of Keyhaven in the west with Lymington, being a haven for much wildlife.

Directions

From our offices in Lymington, proceed up the High Street and on reaching the one way system, take the left hand lane onto Milford Road (A337). On reaching the roundabout, take the first exit onto Ridgeway Lane. After approximately 50 yards, turn right into Lower Pennington Lane and the property will be found after a short distance on the right hand side.



Services

Energy Efficiency Rating: C Current: 77 Potential: 81

Council Tax Band: G

The property benefits from an alarm system, remote controlled CCTV and an EV charging point.

All mains services are connected.





The property is located in a quiet leafy part of the south Lymington close to the sea wall and walking distance into the town.

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Notice

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:

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