



Cricket's

Wainsford Road, Pennington, Lymington, SO41 8LA



SPENCERS





CRICKETS

WAINSFORD ROAD • LYMINGTON

A quite exceptional property on the outskirts of Lymington offering glorious views over 5 acres of gardens, protected nature land and woodland, The private gardens lie adjacent to the Avon Water offering fishing rights, extensive wildlife, privacy and include gardens, paddocks, woodland and streams. The house, gardens and land have a south-westerly aspect with a double garage, double workshop, field shelter, stable and pond. While occupying an idyllic rural setting the property is only 1.25 miles from the centre of Lymington.

Ground Floor

Kitchen • Dining Room • Sitting Room • Study • Conservatory / Utility • Bedroom with En Suite Shower Room • Cloakroom • Terrace

First Floor

Three Further Bedrooms, one with Balcony • Family Bathroom

Outside

Garage • Workshop • Summerhouse with Sauna, Gymnasium and Storage Room • Stables

£2,100,000





The Property

Step through the elegant front door of this enchanting 1920s residence and into a welcoming entrance hall, where original character blends seamlessly with contemporary comfort. A staircase rises gracefully to the first floor, while a discreetly positioned cloakroom provides everyday convenience. A door leads through to the heart of the home—an inviting lounge that opens up to breathtaking, uninterrupted views across acres of formal gardens and untouched natural landscape. Bathed in sunlight, this serene space is a true haven, perfect for relaxation or entertaining. Expansive sliding patio doors draw the eye outward, revealing an impressive east-facing terrace. Here, elevated above the manicured grounds, you are treated to a commanding panorama—an idyllic setting for al fresco dining, morning coffee, or quiet contemplation amidst nature.

Flowing seamlessly from the lounge is the formal dining room, a space designed for intimate dinners or lively gatherings. This, in turn, leads to the beautifully appointed kitchen, a modern culinary retreat boasting a comprehensive range of fitted cabinets and generous work surfaces. At the heart of the room stands a substantial central island with an integrated electric induction hob, there is also ample space for a fridge freezer. Adjoining this space is a well-equipped utility area offering additional storage, cabinetry, and

plumbing for a washing machine—ensuring function meets finesse.

Also on the ground floor is a versatile study, thoughtfully designed with dual access, offering a quiet workspace or potential reading nook. Adjacent to this, a striking modern extension houses a spacious and serene double bedroom. This contemporary addition features sleek built-in wardrobes and a luxurious ensuite shower room—ideal for guests or multigenerational living. Ascending the staircase, the first floor unveils three further generously proportioned bedrooms. The principal suite is a standout feature, complete with access to a private roof terrace offering far-reaching views over the magnificent grounds and glistening river beyond—an exceptional vantage point for sunrise or sunset. Bedrooms three and four are both comfortably sized doubles, served by a stylish, recently updated family bathroom suite that balances form and function. This distinctive home harmoniously blends period charm with modern living, nestled in an extraordinary setting that must be experienced to be truly appreciated.







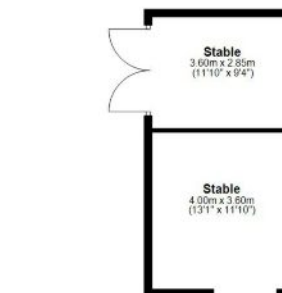
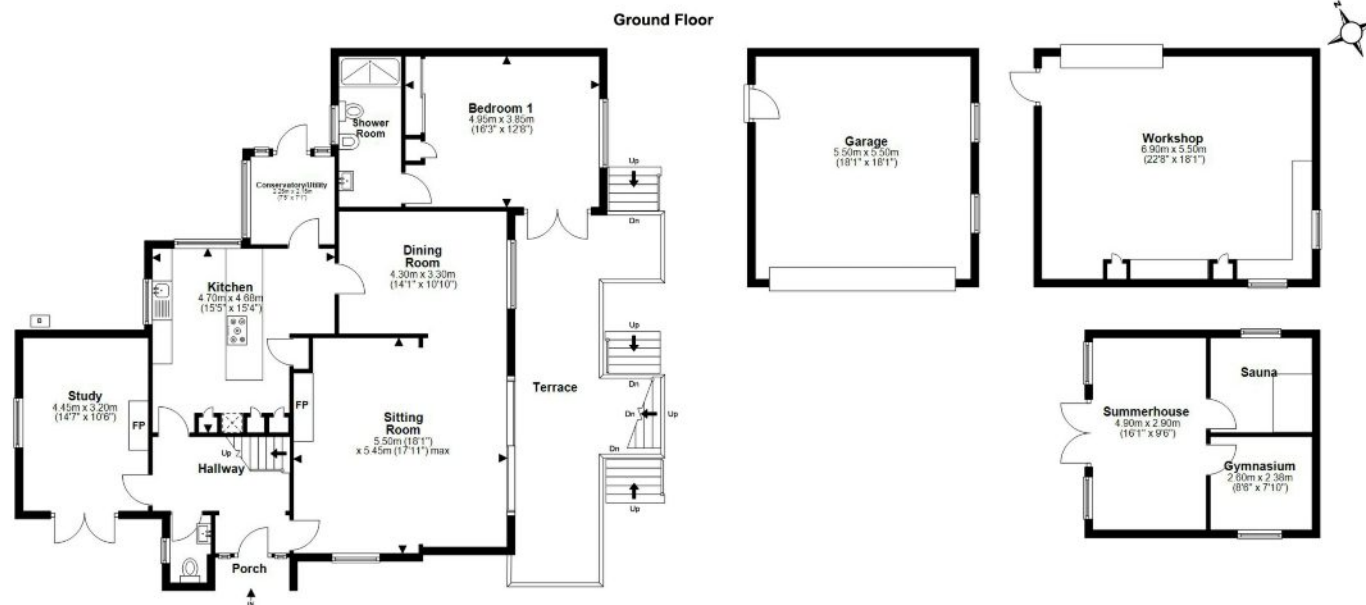








FLOOR PLAN



Approx Gross Internal Areas

House: 175.2 sqm / 1886.4 sqft
Outbuildings: 128.4 sqm / 1381.4 sqft

Total Approx Gross Area: 303.6 sqm / 3267.8 sqft







Grounds & Gardens

The gardens and grounds are a key feature of the property and form a magical, unspoilt parkland setting providing a distinct sense of seclusion married with open views across a private nature reserve of beauty and tranquillity. The Avon Water majestically flows through the grounds providing fishing rights to the owners plus visiting geese, ducks, otters and kingfishers. The gravel drive provides extensive parking for numerous vehicles with a double garage, double workshop and summer house with sauna. At the far end of the impressive gardens there is a field shelter currently used as tractor store and a stable block ideal for storage and garden equipment, plus a large pond. The grounds are essentially divided in to three very separate areas, those being the formal gardens with exotic fruit trees, nature area and woodland.

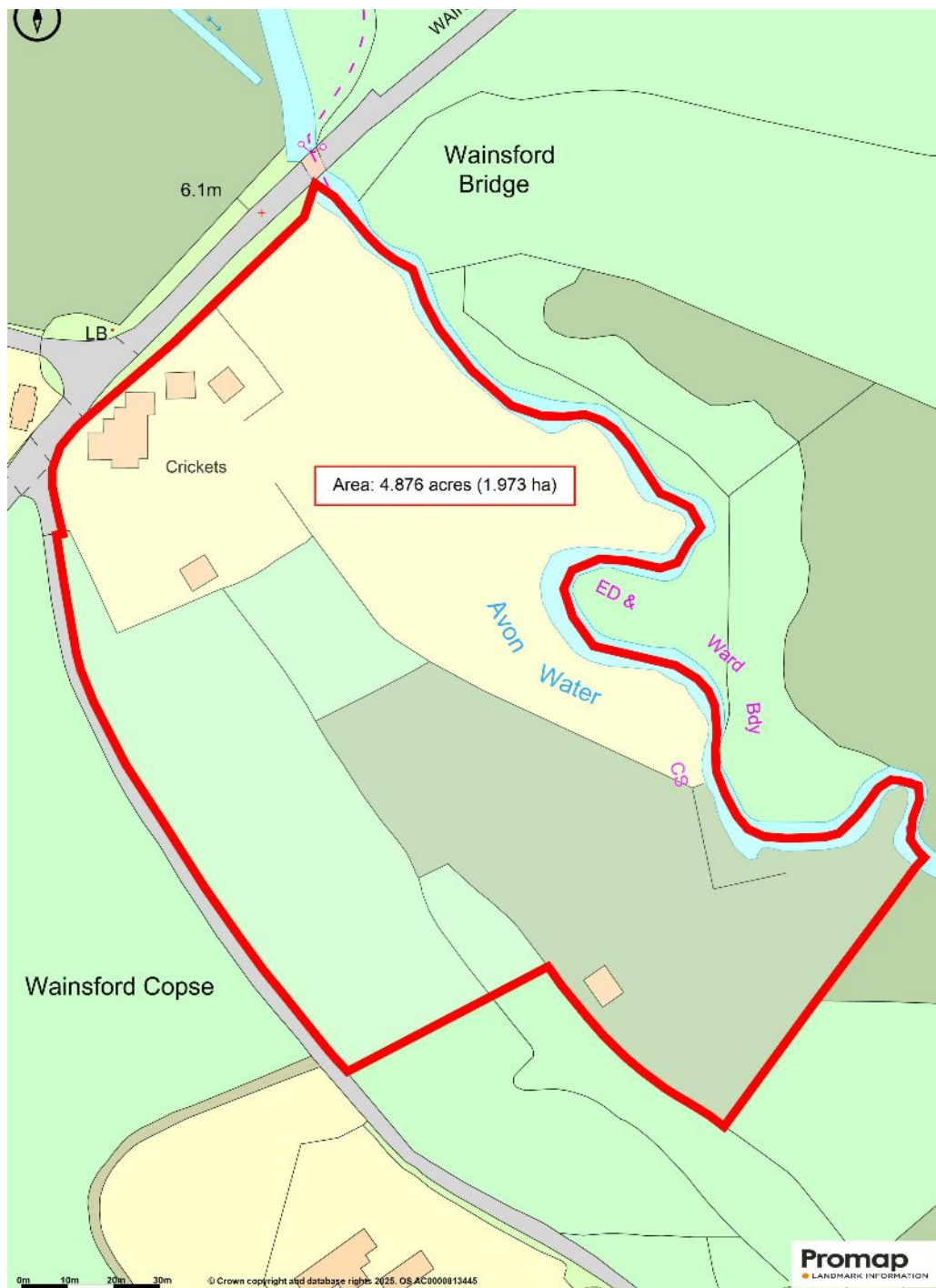
The Situation

The house occupies an extremely appealing position sitting comfortably in its surrounding grounds which extend to some 5 acres. The land, part of which is protected as a SINC (Site of Importance for Nature Conservation) provides the house with a great degree of protection and the unspoilt fields which surround the property lend an air of rural seclusion which is challenging to find in such a convenient location. Crickets is situated in a magical setting surrounded by trees, nature and parkland, set adjacent to the River Avon with wonderful views of formal gardens, rolling pasture land and private woodland. Despite its idyllic semi rural setting, there is a strong community with the neighbouring properties. The location is incredibly convenient with nearby walks on Pennington Common and footpaths close by the property leading to both the Forest and the coast. Nearby Pennington and Everton have a range of shops catering for most daily requirements while the market town of Lymington has a Georgian High Street with both national chains and independent boutiques. Rural pursuits are close at hand with walking, riding and cycling in the New Forest. Nearby Lymington has a range of sailing clubs and marinas.

Directions

From Lymington head west on the A337 towards Christchurch. Shortly after the roundabout in Pennington turn right into South Street and continue for approximately half a mile before turning left into Wainsford Road. Continue past the common on your right hand side and shortly after the road begins to dip down into the trees. Cross over the bridge and turn immediately left in to Crickets gravel drive.





Services

Tenure: Freehold

Council Tax: F

EPC: D Current: 57 Potential: 72

Property Construction: Brick elevations with slate roof

Utilities: Mains electric and water (the water supply is not a water meter). Private drainage, via a domestic /small sewage treatment plant which the property has sole use of. The tank is located within the boundary of the property.

Heating: Oil central heating. Water heating LPG/Oil

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Standard broadband with download speeds of up to 24mbps available at this property (ofcom). FTTP from Wessex Internet is scheduled from installation in September 2025 with speeds up to 900mbps.

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal. O2 and Three networks seem to work ok, others are restricted.

Flood Risk: There is occasional overflow of adjacent river during winter storms but this has never got anywhere near the house

Electric Vehicle (EV) Charging Point: Yes

Parking: Private driveway and garage

Important Notice

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.



For more information or to arrange a viewing please contact us:

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