



4 Hightrees

*Pennington, Lymington, SO41 8LY*

SPENCERS  
NEW FOREST









*A contemporary styled immaculate five bedroom, three bathroom detached family home of around 2,000 sq. ft. offering beautiful open plan living spaces, vaulted bedrooms, parking, integral garage and generous private garden.*

### The Property

An enclosed and glazed porch leads into the kitchen area; the ground floor being mostly open plan is light and bright with the modern kitchen positioned to the front of the property, moving into the living/dining room and around to the garden room at the rear. The kitchen has a central island with granite work surface and integral appliances include a fridge/freezer, dishwasher, eye level oven with separate combination microwave. There is a separate utility room, with plumbing and space for the appliances, a cloakroom, storeroom and door to the large storage room with electric garage door. The living space is divided into a large dining area where the engineered oak flooring runs throughout the kitchen and dining area. The sitting room and garden room have fitted carpet and there is a delightful live flame gas fire inset into the wall. The house has been fitted with white plantation shutters throughout which add to the clean contemporary style of this home. There are full length glazed panels to the rear of the house which incorporate two sets of glazed doors leading to the large sunny entertaining terrace and garden. Velux ceiling units run along the south side of the dining space and create a wonderful feature along with the lantern roof to the garden room.

**£975,000**





# FLOOR PLAN

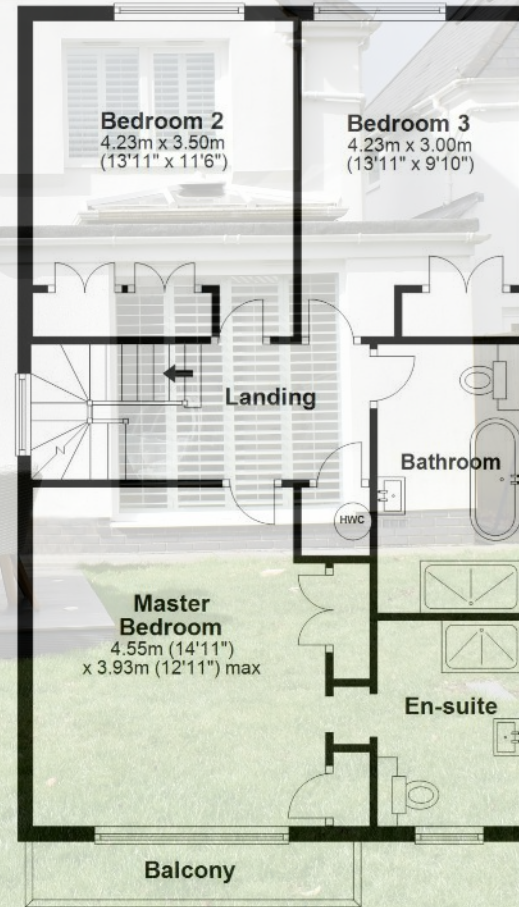
## Ground Floor (incl outbuilding)

Approx. 109.0 sq. metres (1172.9 sq. feet)



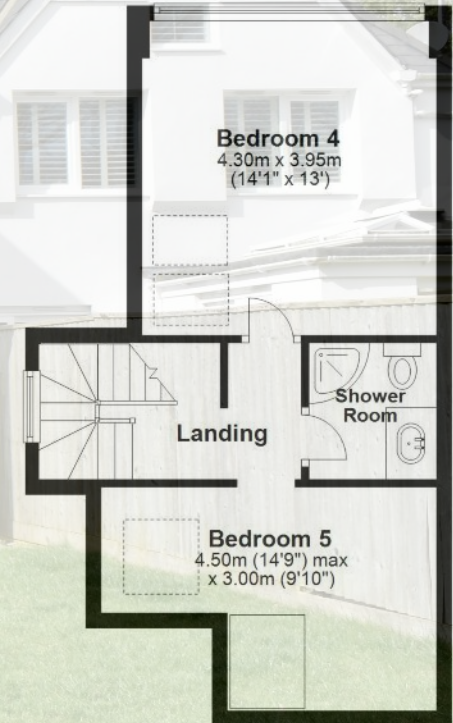
## First Floor

Approx. 70.9 sq. metres (763.5 sq. feet)



## Second Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



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Total area: approx. 218.8 sq. metres (2354.7 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.





*The property is situated in a desirable leafy lane to the southern edge of Lymington and within walking distance of the High Street and extensive coastal walks.*

### **The Property continued . . .**

To the first floor is the spacious master bedroom suite with delightful balcony and en suite shower room and fitted wardrobes. There are two further double bedrooms served by the family bathroom which is most impressive with a central oval bathtub and separate shower cubicle. The airing cupboard is also positioned on this floor. Stairs then rise again to two further vaulted double bedrooms and shower room on the second floor.

### **The Situation**

Situated within a few minutes flat walk of the High Street and the amenities of Pennington Village. Also within easy reach of Lymington's extensive sailing facilities and coastal walks. This family home is ideally positioned for the sailing enthusiast. There is also a leisure complex with fitness studios and swimming pool with a few minutes' walk. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a sailing resort. It is a picturesque market town with an excellent range of boutiques shops and restaurants, a weekly market, and a selection of cafes and pubs. The Lymington Railway Station is a branch line to Brockenhurst mainline station, where there is a mainline to London Waterloo (approximately 90 minutes). There are highly regarded independent schools in the area include Ballard, Durlston Court and Walhampton, while local state schools at every level are mostly rated 'good' or 'outstanding' by Ofsted.







*Located close to all amenities and within walking distance of well-renowned schooling.*

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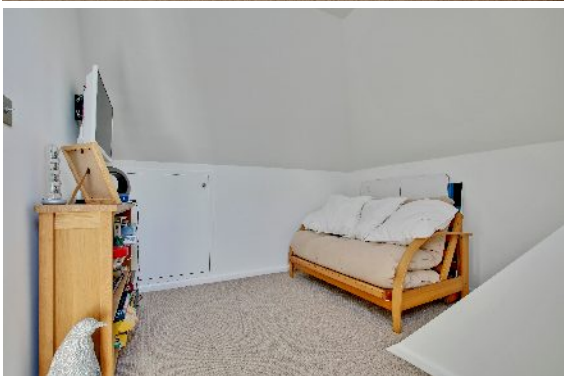
## Grounds & Gardens

There is parking to the front of the property on the brick paved driveway where there are double wooden entrance gates and access along the side of the house to the rear garden. The rear garden is east facing and offers a high degree of privacy and uninterrupted sky line maximising the sunny aspect to the south as well as east. There is a large entertaining terrace immediately adjacent to the rear of the house. The remainder of the garden is laid to lawn with an attractive Mediterranean planting scheme. There is a painted spacious summer house, which has light and power and a separate shed.

## Directions

From our office in the High Street proceed up into St Thomas Street joining the one-way system in the left-hand lane heading towards Pennington. At the roundabout take the first exit left into Ridgeway Lane and then immediately right into Lower Pennington Lane. Proceed along Lower Pennington Lane and shortly after the turning on the left into Longford Place there is a private driveway to Hightrees where the property will be found at the end and in the right hand corner.





*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Services

Energy Efficiency Rating: C: Current 77 Potential 83

Council Tax Band: F

All mains services are connected.

## Points of interest

|                               |           |
|-------------------------------|-----------|
| Priestlands Secondary School  | 0.4 miles |
| Lymington Recreation Centre   | 0.4 miles |
| Waitrose Lymington            | 0.7 miles |
| Lymington Quay                | 1.0 miles |
| Lymington Hospital            | 1.5 miles |
| Walhampton (Private School)   | 1.7 miles |
| Brockenhurst Manor Golf Club  | 4.3 miles |
| Brockenhurst Train Station    | 4.9 miles |
| Brockenhurst Tertiary College | 5.1 miles |
| The Pig                       | 5.3 miles |

## 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@spencersnewforest.com](mailto:lymington@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)