



3 RAVENSCOURT ROAD • LYMINGTON • SO41 3PJ

£920,000

A spacious and well presented three bedroom detached house located in a no-through road, within easy reach of the High Street. The property benefits from an en-suite ground floor bedroom, a large conservatory, a double garage, a south facing garden and driveway parking for several vehicles.



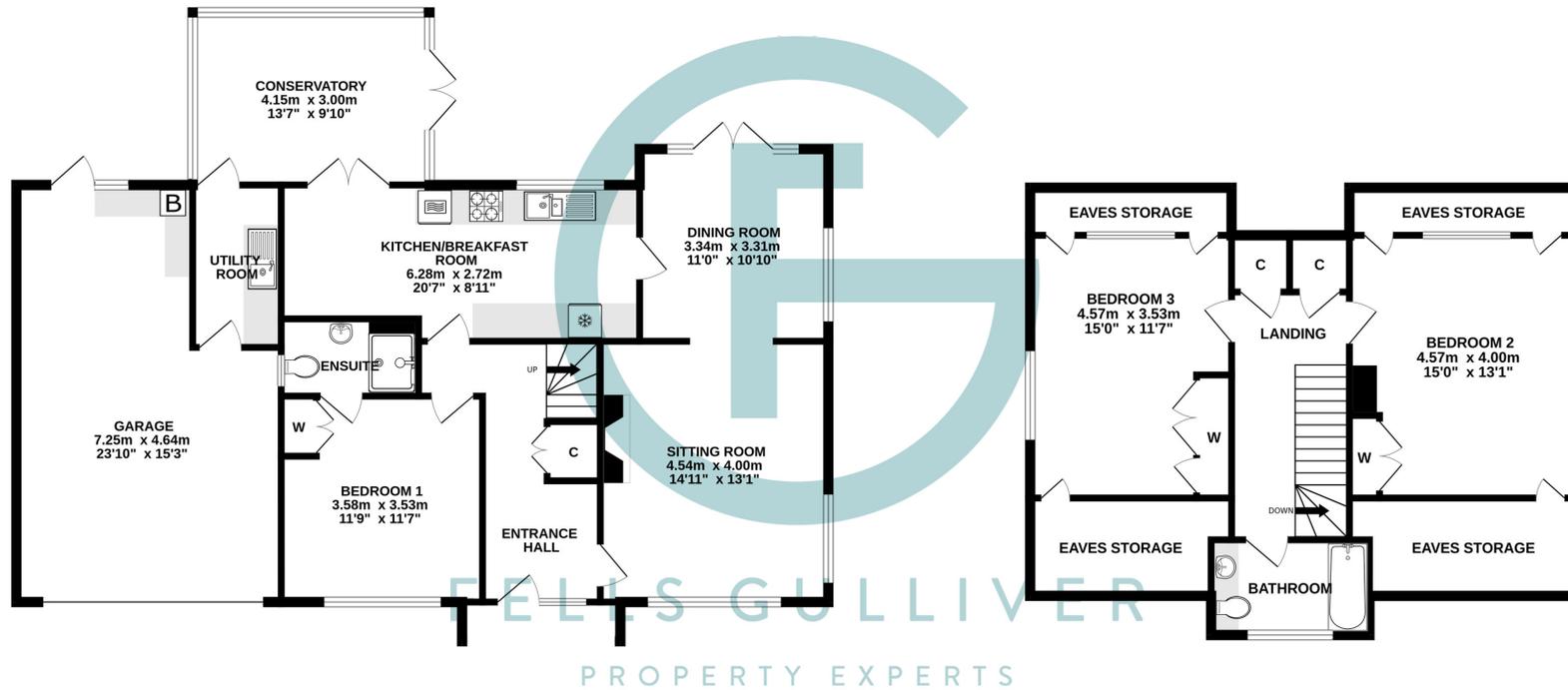
FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

GROUND FLOOR
118.8 sq.m. (1279 sq.ft.) approx.

1ST FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 186.7 sq.m. (2010 sq.ft.) approx.
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Property Specification

Kitchen/breakfast room with built-in appliances

Utility room

Spacious sitting room, open plan to the dining room

Large conservatory with pitched roof, overlooking the rear garden

Ground floor double bedroom with en-suite shower room

Two large first floor double bedrooms with built-in wardrobes and eaves storage

South facing rear garden

Double garage with power and light and remote controlled up and over door

Driveway parking for several vehicles

Located south of Lymington High Street within easy reach of shops and local amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Located in a popular no-through road, south of Lymington High Street, this well presented three bedroom detached chalet style property offers spacious and versatile accommodation and benefits from a double garage, driveway parking and south facing garden.

Covered entrance with steps leading up to the front door with glazed side panel. Outside lights. Entrance hall with stairs rising to the first floor and cloaks cupboard. Sitting room with windows to the front and side aspect. Feature fireplace with inset gas fire with hearth and mantelpiece. Open plan through to the dining room with window to the side aspect, patio doors with full height windows either side, opening out to the patio area and rear garden. Door from the dining room through to the kitchen/breakfast room, which also has a door leading back to the hall and double doors opening into the conservatory. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with inset one a half bowl single drainer sink unit with mixer tap over. Built-in four ring gas hob with extractor hood over. Built-in tall fridge freezer, built-in eye level electric double oven, window to the rear aspect, inset ceiling spotlights and under cupboard lighting. Space for dining table and chairs. Conservatory with windows to all sides, pitched roof with built-in roof blinds and double doors opening out to the side aspect. Single door from conservatory leading into the utility room with space and plumbing for washing machine, cupboard units with inset single drainer sink unit with mixer tap, internal door leading into double garage where the gas fired central heating boiler is located. Window and pedestrian door to the aspect leading out to the garden and remote controlled electric up and over door to the front aspect. From the hallway there is a ground floor bedroom with built-in wardrobe, window to the front aspect and door into the en-suite shower room which comprises of a fully tiled shower cubicle with mixer shower, WC and wash hand basin with mixer tap, vanity storage under, mirror with light above, heated towel rail, part tiled walls, window to the side aspect.

First floor landing with two separate storage cupboards. Bedroom two with built-in wardrobe, windows to the side and rear aspect and access to the two separate large eaves storage areas to the front and rear aspect. Bedroom three with built-in wardrobes, windows to the side and rear aspect and access to the two separate eaves storage areas to the front and rear aspect. Family bathroom with suite comprising a panelled bath unit with mixer taps and shower attachment over, low level WC with concealed cistern, wash hand basin with mixer tap and vanity storage under, heated towel rail, fully tiled walls, obscure window to the front aspect.

Outside to the front of the property, there is a low wall to the front boundary and a shingle driveway providing parking for several vehicles leading up to the double garage. The remainder of the front garden is laid to lawn with various shrubs and borders with fenced boundaries to the side and hedging. Pedestrian wooden gates either side of the house give access through to the rear garden.

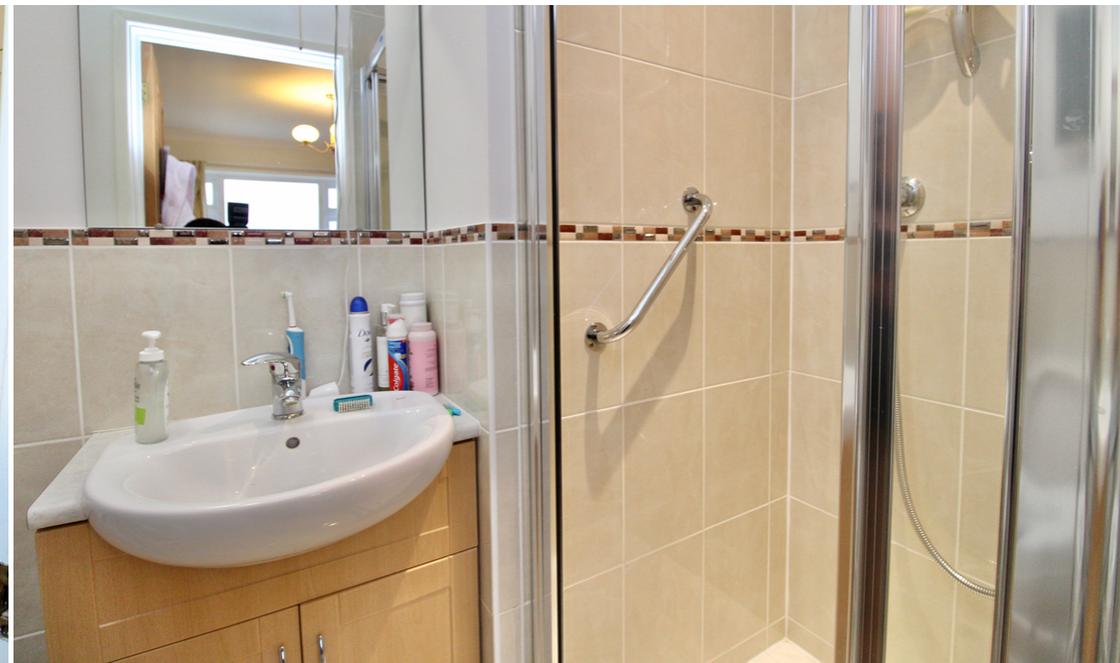
The rear garden is well established and mainly laid to lawn with an area of patio adjacent to the conservatory and a shingled area. There are various trees, shrubs and borders and the garden enjoys a southerly aspect. There is also a useful shed providing storage and an outside tap.

The property is within a short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.









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