



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

3 Billington Place

Pennington • Lymington • SO41 8JQ



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Set within an exclusive mews development, this immaculate detached property benefits from ample parking and a south facing garden, and is conveniently located within walking distance of Lymington High Street and a range of local amenities.



4



2



£750,000

Key Features

- South facing garden
- Downstairs cloakroom
- Home office with direct access to the rear garden
- Ample parking
- EPC Rating: D
- Four double bedrooms
- Open plan sitting room through to dining room
- Primary bedroom with en suite shower room
- Located within walking distance of Lymington High Street and local amenities



Description

An immaculate four bedroom, two bathroom detached family home, ideally positioned within a sought after and exclusive mews development, just a short walk from Lymington High Street, the sea wall, and Woodside Park. The property further benefits from ample off road parking and a beautifully maintained south facing garden. This exceptional home combines a prime location with well proportioned, light filled accommodation throughout.

Upon entering the property, you are welcomed by a warm and inviting hallway featuring elegant oak flooring, which sets the tone for the rest of the home. Stairs rise to the first floor, with a useful understairs storage cupboard and a downstairs cloakroom comprising a WC and hand wash basin. To the right is a spacious and well appointed kitchen/family room, thoughtfully designed with dual aspect windows and double doors opening to the side of the property, providing direct access to the rear garden. The kitchen is fitted with wall and floor mounted cupboards complemented by wooden work surfaces and tiled flooring. There is an inset one-and-a-half bowl sink unit, space for a range style oven, and integrated appliances including a fridge/freezer, dishwasher and washing machine. The hallway continues through to the dining area, which enjoys a rear-aspect window and flows seamlessly into the sitting room at the rear of the property, an ideal layout for both family living and entertaining. The sitting room features a charming fireplace as a focal point, along with Crittall-style doors opening onto the south facing garden, creating a wonderful connection between indoor and outdoor spaces. To the left of the entrance hall is a versatile reception room, ideal as a home office, playroom or snug, featuring a front aspect window and a rear door opening onto the back garden. The room also benefits from built in storage, including a cupboard housing the boiler, providing practical and convenient space for family living.

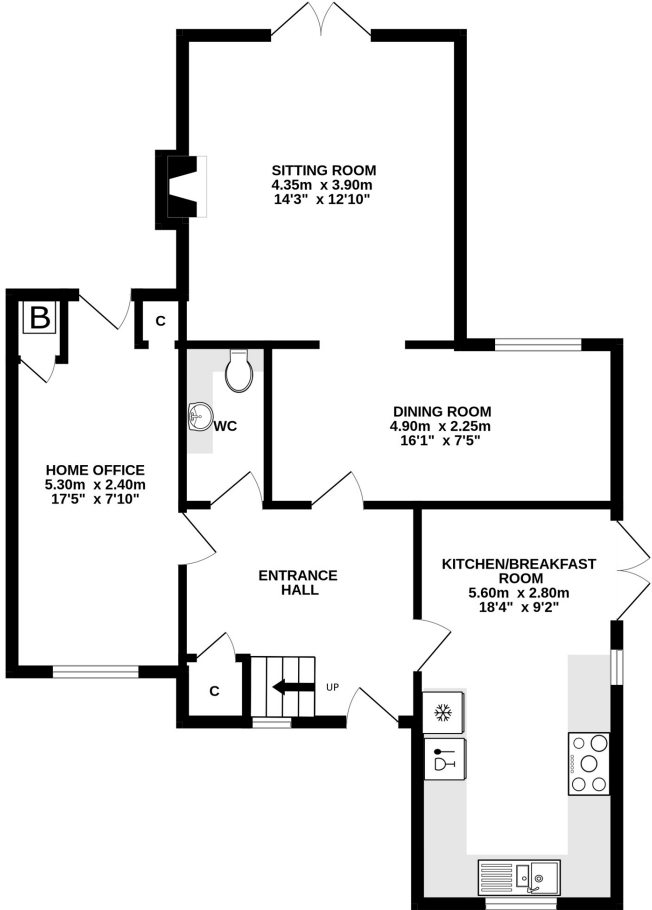
The first floor comprises four well proportioned bedrooms and a family bathroom. The principal bedroom enjoys a peaceful rear aspect overlooking the garden and benefits from an en suite shower room comprising a shower, WC and hand wash basin. Bedroom two also features a rear aspect window, while bedroom three enjoys a front aspect outlook. Bedroom four is fitted with a Velux window, allowing an abundance of natural light. The family bathroom is well appointed with a side aspect window and includes a corner shower unit, bath, WC, hand wash basin and a heated towel rail.

Outside, the south-facing garden features a patio area ideal for al fresco dining, leading to a generous lawn bordered by mature trees and colourful planting. A tree-lined rear boundary provides both privacy and an attractive outlook. To the front of the property, ample parking is available, with two elegant bay trees framing the pathway and front entrance.

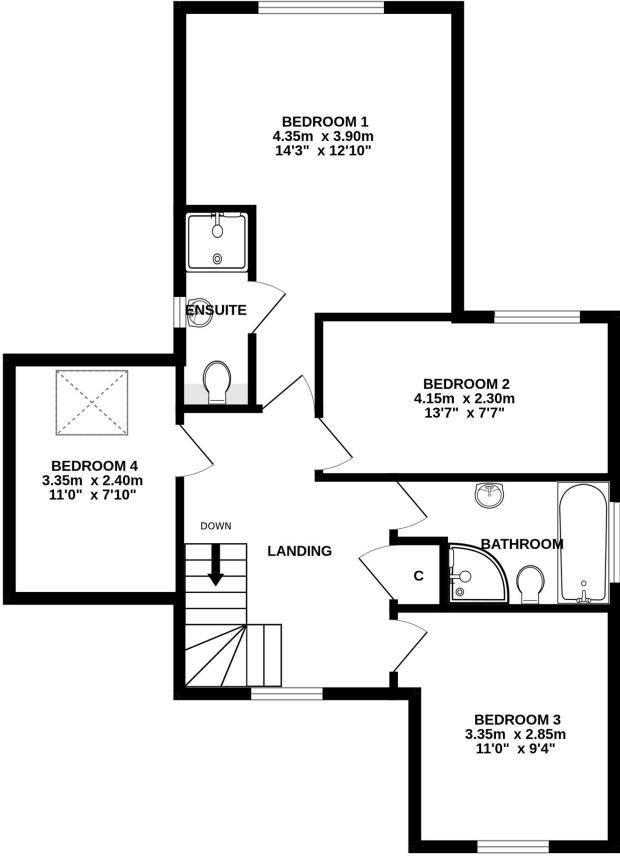
The location offers exceptional convenience, with the town centre within easy reach and the nearby village of Pennington providing a general store with Post Office, Tesco Express, and an excellent leisure centre with a swimming pool. Schools for all age groups are within walking distance. Approximately one mile to the west lies the heart of the picturesque Georgian market town of Lymington, renowned for its vibrant High Street, river, deep-water marinas, and yacht clubs. Scenic coastal walks can be enjoyed along Lower Pennington Lane to the Salterns and surrounding pathways. Lymington also offers an excellent choice of both state and private schools. A branch line railway connects to Brockenhurst (approximately six miles north), providing direct mainline services to London Waterloo in around 90 minutes, as well as access to a tertiary college.

Floor Plan

GROUND FLOOR
70.2 sq.m. (756 sq.ft.) approx.



1ST FLOOR
63.3 sq.m. (681 sq.ft.) approx.



3 BILLINGTON PLACE

TOTAL FLOOR AREA : 133.5 sq.m. (1437 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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