



Crofters

Wainsford Road, Pennington, Lymington, SO41 8LB

SPENCERS
COASTAL





A very well presented and sensibly arranged detached house set in a rural yet accessible position with a large garden backing on to open fields.

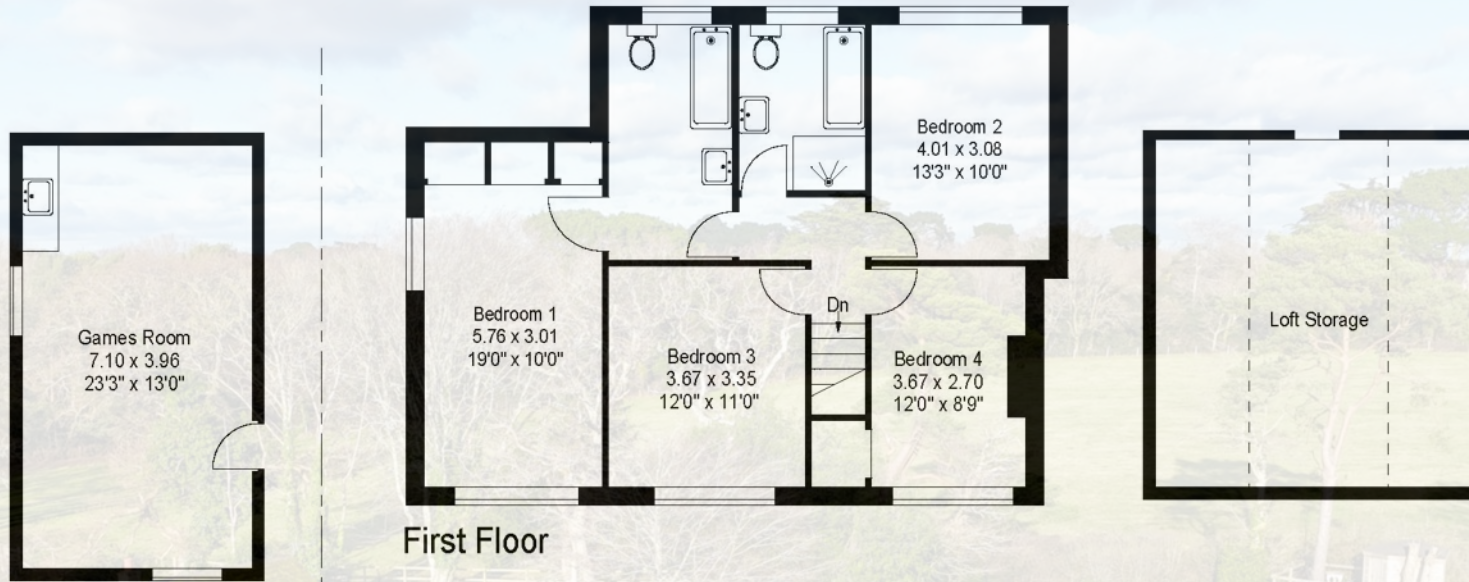
The Property

This very attractive house exudes character yet has benefited from sensitive updating by the current owners. The front door opens to a hall from which there is a well presented kitchen / breakfast room beyond which lies a utility room and downstairs wc. Across the hall is a snug / study with a generous sitting room at the rear of the house complete with integrated wood burning stove and bi-fold doors opening on to the garden.

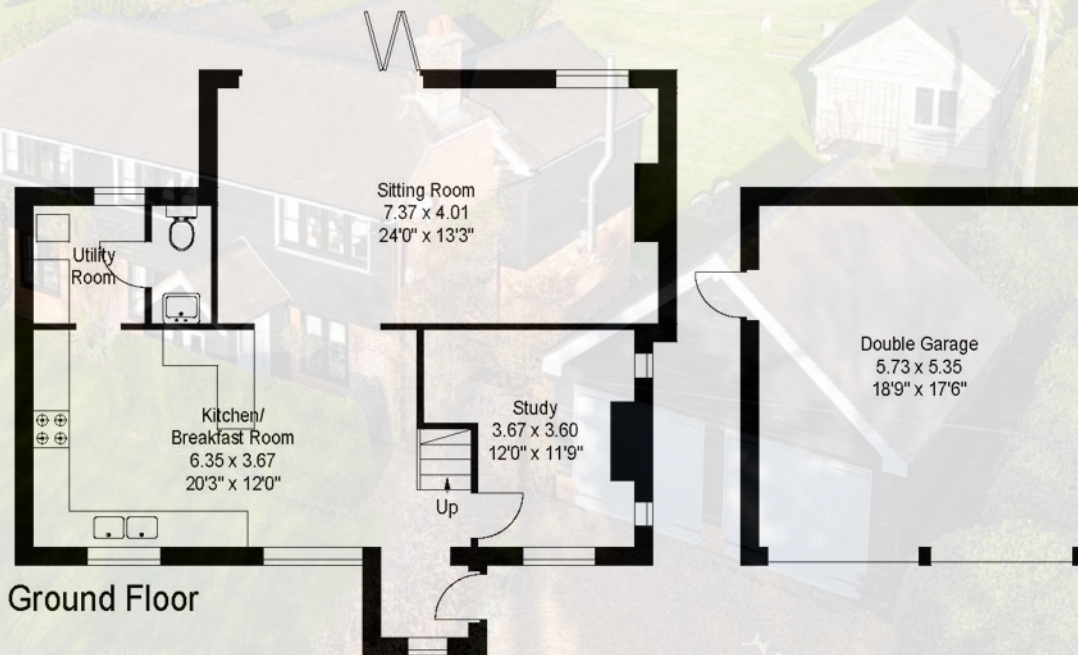
£950,000



FLOOR PLAN



First Floor



Ground Floor

Approximate
Gross Internal Floor Area
House: 145sq.m. or 1561sq.ft.
Garage: 43sq.m. or 463sq.ft.
(includes Loft)
Outbuilding: 27sq.m. or 291sq.ft.
Total: 215sq.m. or 2315sq.ft.

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NOT TO SCALE



The house offers parking, a double garage with room above and a garden home office / games room.

The Property continued . . .

Upstairs there are four bedrooms. The main bedroom features built in wardrobes and an en suite bathroom. There is also a separate family bathroom with both a bath and separate shower which serves the remaining three bedrooms.

Directions

From Lymington, take the Milford Road towards New Milton and cross over the roundabout by the Shell Garage at Pennington. Shortly after the roundabout, turn right into South Street and continue into Pennington Village, turning left into Wainsford Road opposite 'One Stop'. Continue on this road for just over half a mile and look out for a white, slate hung house on the right hand side. Just after this house, turn right onto a gravel track and the property is the second house on the right.



Grounds & Gardens

On foot, the house is approached over a garden path leading to both the front and rear gardens as well as the front door. To the right of the path is a generous parking area which comfortably accommodates two large cars. Adjacent to the parking area is a detached double garage with up and over doors and a room above which is reached by an external staircase.

The main gardens lie to the rear of the house and backs on to open fields. The gardens are mostly laid to lawn with mature hedging and trees at the boundaries. There is a separate detached 23' x 13' games room with power, lighting and electric heating as well as mains water connected. This space would make an ideal games room, home office or studio.



Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: C Current: 73 Potential: 83

Property Construction: Standard construction

Heating: Gas central heating

Utility Supplies: Mains gas, electricity and fresh water. Drainage via a septic tank that is emptied 2-3 times a year. The septic tank is shared between 3 properties. The tank is not located within the boundary of the property.

Broadband: Broadband with speeds of up to 47mbps is available at this property (Ofcom)

Conservation Area: No

Parking: Private driveway, garage



The town offers an excellent range of schooling, both state and private, catering for all ages.

Situation

The house occupies a very peaceful position surrounded by open fields with occasional mature coppices. There is a distinct sense of rural seclusion yet the house is only approximately three quarters of a mile from the centre of Pennington where one will find a secondary school, a Tesco Express and other local shops. There are footpaths near the house leading across nearby countryside to the coast and Lymington Sea Wall path.

Important Information

Spencers of Lymington 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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