



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

77 South Street

Pennington • Lymington • SO41 8DY



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This substantial four bedroom, three reception room detached house offers beautifully presented, spacious and versatile accommodation. The property benefits from a light and airy spacious entrance hall with galleried landing, a large conservatory, detached garage, carport, ample driveway for multiple vehicles and a south facing garden.



4



3



£800,000

Key Features

- Well equipped kitchen with range of built-in appliances
- Large conservatory with vaulted ceiling
- Ground floor study
- Large master bedroom suite with built-in wardrobed and large en-suite shower room
- Well maintained and secluded south facing rear garden with vegetable garden with raised beds.
- EPC Rating: C
- Sitting room with feature fireplace and separate formal dining room
- Ground floor bedroom four with en-suite shower room
- Utility room and cloakroom
- Two further first floor double bedrooms, both with built-in wardrobes, served by a modern family bathroom
- Detached garage, carport and abundance of driveway parking

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Description

A beautifully presented four bedroom, three reception room detached house with a private south facing garden, garage, ample driveway parking and carport. The property offers spacious and versatile accommodation and is located in a quiet area, within easy reach of both the village shops, local Schools and Lymington High Street.

Front door leading into the spacious entrance hall that affords an abundance of natural light. Staircase with spindle balustrade rising to the first floor. Airing cupboard and further under stairs cupboard. Cloakroom with WC, wash band basin and obscure window to the front aspect. Dual aspect sitting room with feature coal effect gas fire with natural stone surround. French doors to the rear aspect opening out to the garden. Double doors opening through to the dining room, which has double doors opening back through to the entrance hall, french doors to the rear aspect out to the garden and double doors opening through to the kitchen. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with worktop over, one and a half bowl single drainer sink unit, integrated appliances include a dishwasher, tall fridge freezer, eye level double oven and ceramic hob. Wall mounted gas fired central heating boiler, tiled floor, window to the side aspect and french doors into the conservatory. Door into the utility room with space and plumbing for washing machine and tumble dryer with worktop over and cupboards above. The large conservatory is a lovely light and airy room with windows to all sides, vaulted roof with built-in roof blinds, tiled floor with under floor heating, single door to one side and french doors to the other side, opening out to the patio area and garden. Study with built-in cupboard and window to the front aspect. Ground floor bedroom four with window to the front aspect and en-suite shower room with large shower cubicle, WC, wash had basin, part tiled walls, tiled floor and obscure window to the side aspect.

Bright and airy galleried landing with twin velux style windows. Large dual aspect master bedroom suite with double fitted wardrobes, window to the front aspect

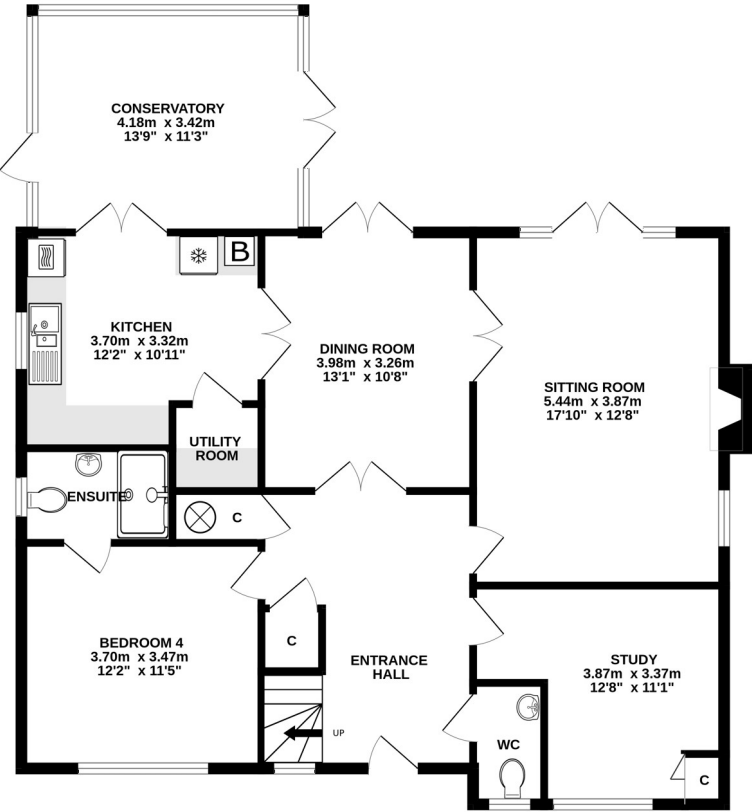
and velux rooflight to the rear aspect. There is an impressive en-suite shower room with walk in shower, wall hung WC and wall hung wash hand basin, chrome heated towel rail, tiled floor, part tiled walls, obscure window to the rear aspect. Two further double bedrooms, both with fitted wardrobes are served by a sizable family bathroom which comprises of a panelled bath unit with mixer tap and mixer shower over, wash hand basin with mixer tap and vanity storage cupboards under. Low level WC, chrome heated towel rail, tiled floor, part tiled walls, obscure window to the rear aspect.

The property is accessed from South Street along a private pea shingled driveway that leads to a detached single garage with electric up and over door and door to the rear providing access through to the rear garden. Wooden pedestrian gate between the house and garage leading through to the garden. There is a car port to the side elevation of the house, which in turn opens to a vegetable garden with raised railway sleeper beds and a timber shed. A picket fence with gate opens into the south facing lawned garden with attractive flower bed borders, mature hedging and a paved seating terrace immediately adjacent to the property. Outside tap and outside lights.

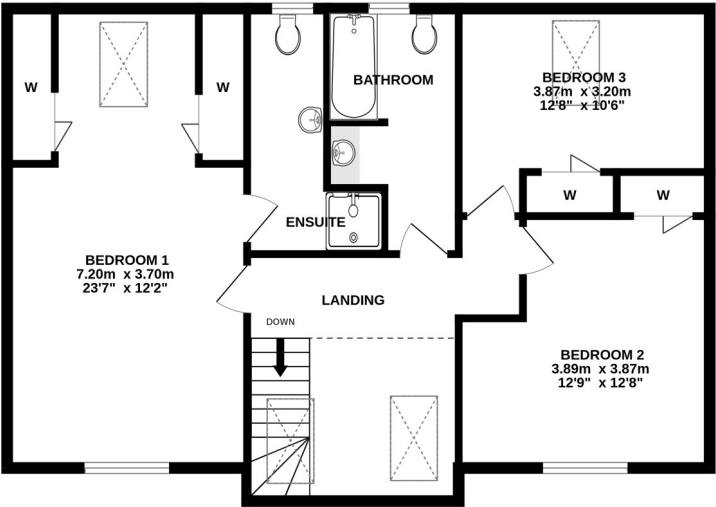
This substantial and delightful property is located in the centre of Pennington Village close to the shops and local catchment schools as well as the popular Leisure Centre. The nearby beautiful Georgian market town of Lymington has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a 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.

Floor Plan

GROUND FLOOR
105.6 sq.m. (1137 sq.ft.) approx.



1ST FLOOR
78.3 sq.m. (842 sq.ft.) approx.



GARAGE
19.4 sq.m. (209 sq.ft.) approx.



TOTAL FLOOR AREA : 203.3 sq.m. (2188 sq.ft.) approx.
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For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



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