



4 Hightrees, *Lower Pennington Lane, Lymington, SO41 8LY*

SPENCERS
COASTAL





A contemporary styled immaculate five bedroom, three bathroom detached family home of around 2,500 sq. ft. offering beautiful open plan living spaces, vaulted bedrooms, parking, integral storage and generous private garden.

The Property

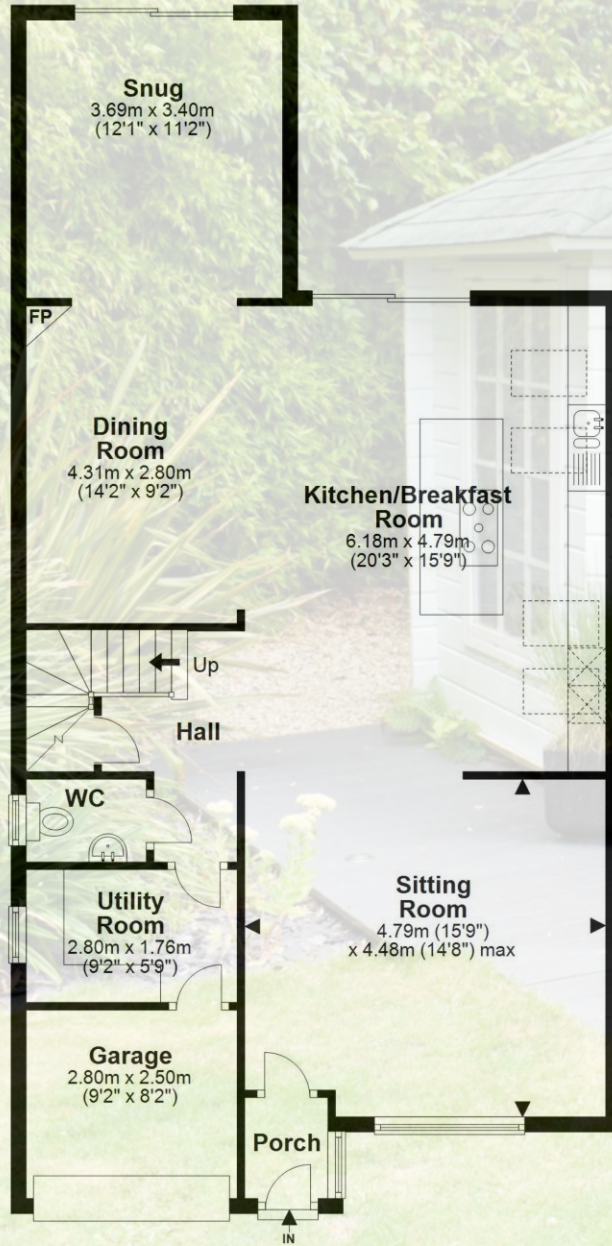
An enclosed and glazed porch leads into the beautifully designed ground floor accommodation being mostly open plan and immaculately presented with underfloor heating throughout the ground floor. The initial space has been designated into a comfortable sitting room with wood panelled walls. The brand new kitchen is the heart of the house with a central island with granite work surface and integral appliances include a single bowl sink unit with mixer tap, dishwasher, one-and-a-half bowl Franke sink unit with mixer tap, full height fridge and freezer, twin eye level Neff ovens with warming drawers under, twin wine cooler, and a state of the art pop up extraction unit. There is a separate utility room which comprises floor and wall mounted units incorporating a one-and-a-quarter sink unit with mixer tap, space and plumbing for a washing machine and tumble dryer and integrated fridge and freezer. There is also a new spacious cloakroom and door to the large garage/bike store providing valued storage space with electric up and over door. The living space has a large dining area with an open fireplace and herringbone ceramic floor tiles running throughout the entire kitchen, dining area, snug and sitting room. The house has been fitted with white plantation shutters throughout which add to the clean contemporary style of this home. There are bi fold doors from both the snug and kitchen which lead to the large sunny entertaining terrace and garden. Fully automatic Velux windows run along the south side of the dining space and create a wonderful feature along with the lantern roof to the garden room.

£1,250,000



FLOOR PLAN

Ground Floor



Approximate Gross Internal Areas

Ground Floor: 97.5 sqm / 1050.0 sqft

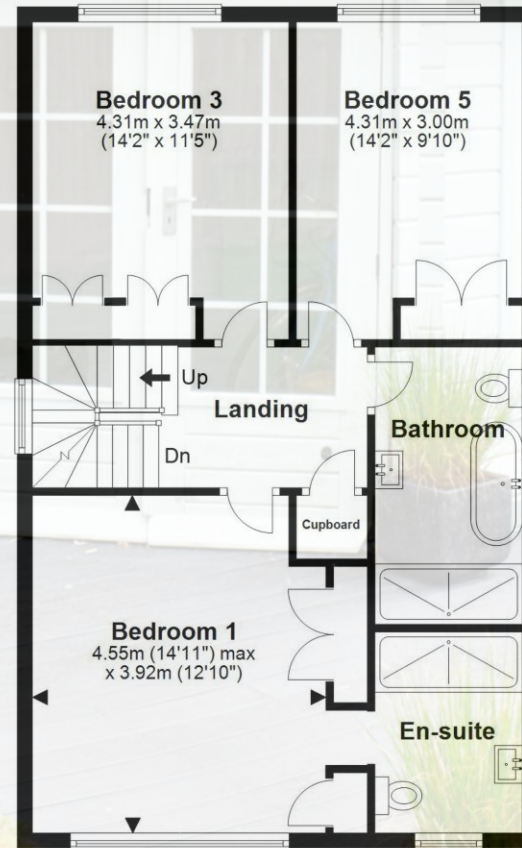
First Floor: 68.1 sqm / 733.0 sqft

Second Floor: 68.1 sqm / 733.0 sqft

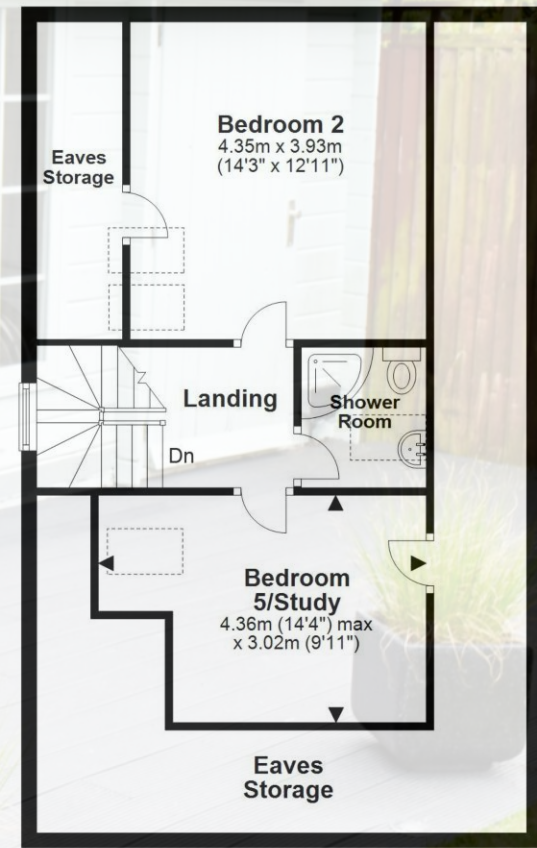
Total Approximate Gross Area:

233.7 sqm / 2516.0 sqft

First Floor



Second Floor

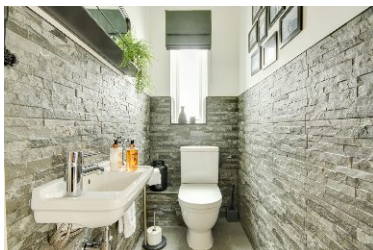




The property is situated in a desirable leafy lane to the southern edge of Lymington and within walking distance of the High Street and extensive coastal walks.

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, one with views to the Solent & Isle of Wight and another that is currently used as an office and shower room on the second floor.



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.



Grounds & Gardens

There is parking to the front of the property on the brick paved driveway as well as a garage providing half storage and half utility room. The garage could be extended forward if additional space is required. 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.

Property Video

Point your camera at the QR code below to view our professionally produced video.





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

Services

Energy Performance Rating: C Current: 77 Potential: 83

Council Tax Band: F

All mains services are connected

All lighting is LED

The kitchen has been fully rewired & partially rewired throughout the rest of the house with relevant certification

Points of interest

Lymington Quay	1.4 miles
Waitrose Lymington	0.9 miles
Walhampton (Private School)	2.6 miles
Priestlands Secondary School	0.5 miles
Lymington Recreation Centre	0.5 miles
Lymington Hospital	2.2 miles
Brockenhurst Train Station	5.4 miles
Brockenhurst Tertiary College	5.6 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

www.spencerscoastal.com