



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

28 Haglane Copse

Pennington • Lymington • SO41 8DR



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This well presented house offers spacious, light and airy accommodation, and benefits from a garage and driveway parking for multiple vehicles. The property is tucked away in a quiet cul-de-sac within this popular residential area and is within easy walking distance of the local shops and within easy reach of Lymington High Street.



3



1



£495,000

Key Features

- Light and airy sitting/dining room with feature fireplace
- Spacious entrance hall
- Ground floor study
- Low maintenance rear garden
- Driveway parking for several vehicles
- EPC Rating: D
- Kitchen/breakfast room
- Cloakroom
- First floor family bathroom
- Garage
- Super fast fibre optic broadband



Description

This spacious and well presented three bedroom semi-detached house offers well proportioned, light and airy accommodation and benefits from a garage, driveway parking for multiple vehicles and a private rear garden.

Front door leading into the porch, with doors leading into the study which has windows to the rear and side aspect. Door from the porch into the entrance hall, with stairs rising to the first floor with understairs storage. Cloaks storage cupboard and cloakroom with WC, wash hand basin and obscure window to the rear aspect. Large sitting room with feature fireplace with hearth, mantelpiece and inset gas fire. Two large picture windows to the front aspect and door to the front aspect leading out to the front garden. This is a lovely light and airy room. Door from dining area through to the kitchen/breakfast room. The kitchen has a comprehensive range of floor and wall mounted cupboard units with worktop over and stainless steel sink unit with mixer tap and tiled splashbacks. Integral eye-level double oven, four ring gas hob with extractor hood over. Space and plumbing for dishwasher and washing machine. Space for tall fridge freezer. Vaulted ceiling with large velux roof light. There are further matching cupboard and drawer units, providing plenty of storage in the dining area. Windows to the rear and side aspect and door to the side aspect, leading out to the garden.

First floor landing with window to the rear aspect, Hatch giving access to the loft space. Master bedroom with built-in wardrobe and window to the front aspect. Double bedroom two has a window to the front aspect and bedroom three has a window to the rear aspect. Family bathroom comprising a panelled bath unit with mixer shower over

pedestal wash hand basin, WC, fully tiled walls and floor, radiator, obscure window to the side aspect, radiator, airing cupboard housing the gas fired central heating boiler, and shelving for linen storage.

Outside to the front there is a block paved driveway providing parking for multiple cars, leading up to the garage, which has an up and over door, power and light and window and pedestrian door to the rear. There is an area of lawn with various shrubs and trees and a wrought iron pedestrian gate leading to the side of the garage, leading through to the rear garden.

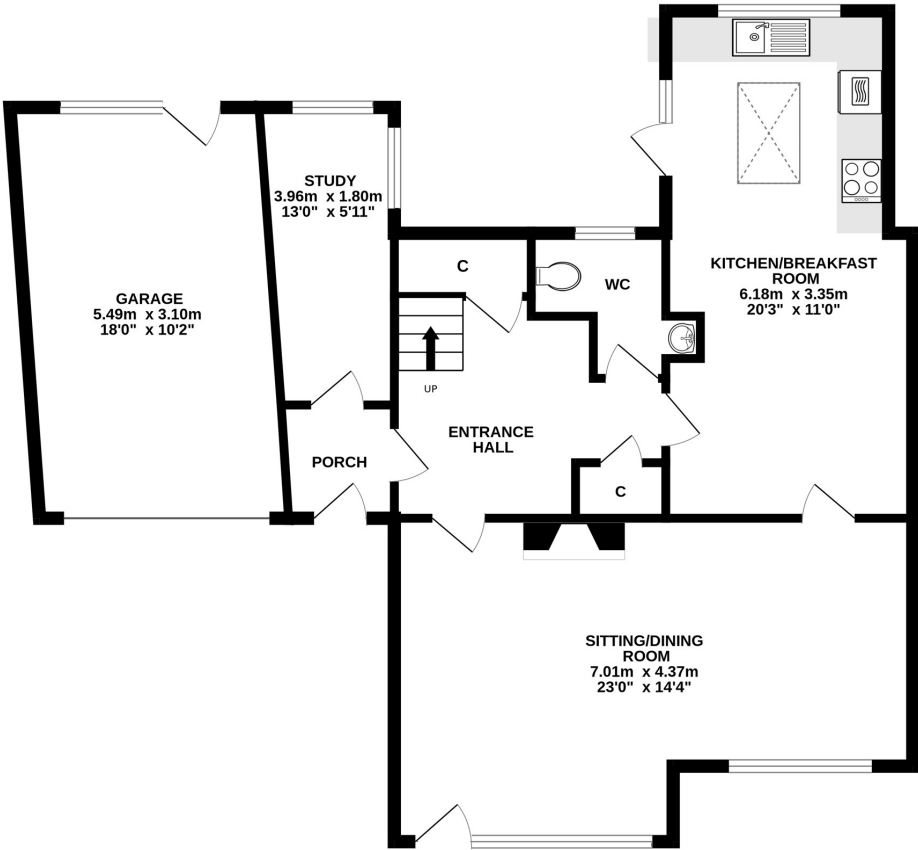
The rear garden is mainly paved for ease of maintenance, interspersed with areas of shingle and there is raised bed, small garden shed, various borders with mature plants, shrubs and trees. The garden enjoys a degree of privacy and offers a great outdoor entertaining space with several seating areas.

The property is located within a level walk of the local village shops and is also within easy reach of local primary and secondary Schools as well as the popular Leisure Centre. The beautiful Georgian market town of Lymington is close by with its 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.

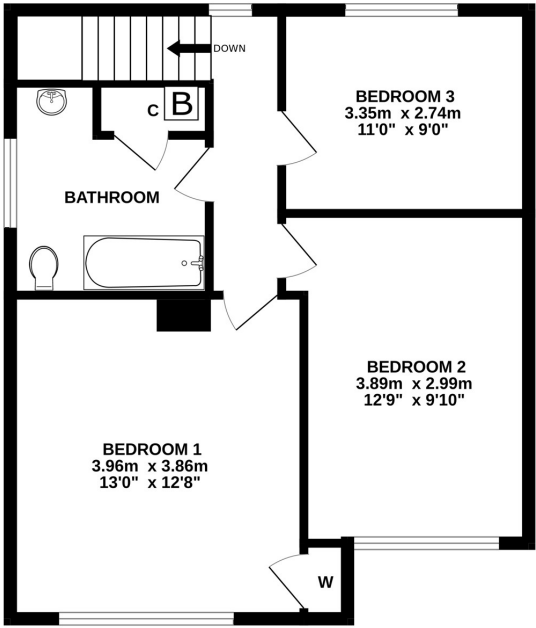
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Floor Plan

GROUND FLOOR
83.6 sq.m. (900 sq.ft.) approx.



1ST FLOOR
50.5 sq.m. (544 sq.ft.) approx.



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TOTAL FLOOR AREA : 134.1 sq.m. (1443 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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