



Ash House

Lower Pennington Lane, Lymington, SO41 8FT



SPENCERS





An exceptional brand new home extending to over 1,800 square feet in a highly convenient location close to the facilities of Pennington and Lymington. The house is part of a small development by Harnden Homes accessed off a charming leafy lane leading to Lymington's sea wall.

The Property

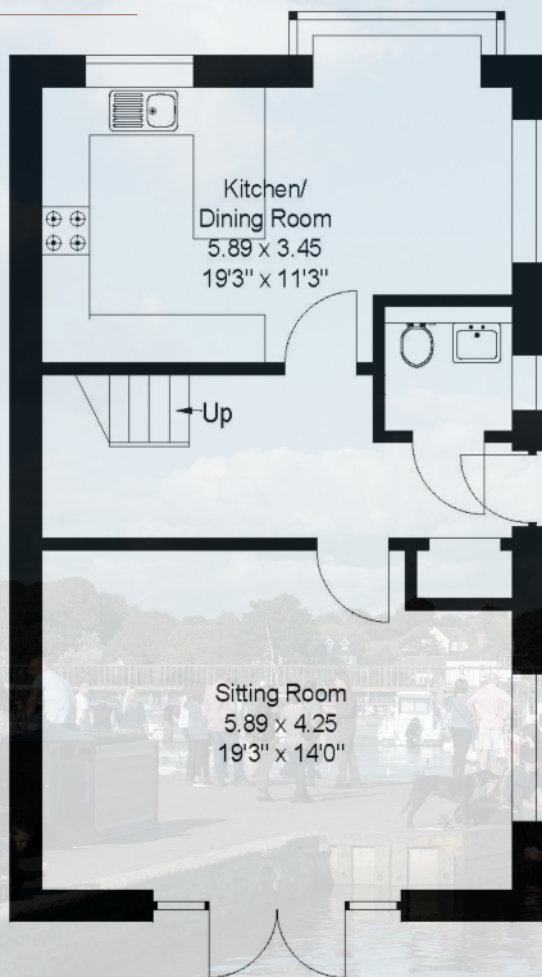
Built by Harnden Homes in early 2025 Ash House is recently completed and ready for immediate, chain free occupation. The interiors have been carefully considered both in terms of light and room proportions as well as having been beautifully finished throughout. Both the kitchen / breakfast room and the sitting room enjoy full height windows / French windows which maximise natural light. The front door opens to a spacious hall with door to wc and stairs to the first floor. There is a utility cupboard with plumbing & space for a washing machine. The sitting room is a particularly generous space with a dual aspect and French windows to the gardens. The kitchen / dining room features a bay window, breakfast bar and a range of fitted units with integrated appliances as well as ample space for a dining table.

On the first floor there is a central landing leading to the main bedroom which has an en suite shower room complete with twin basins and wc. There are two further bedrooms and a family bathroom on this floor. Stairs rise to the second floor where there are two further double bedrooms and bathroom complete with bath, wc and separate shower.

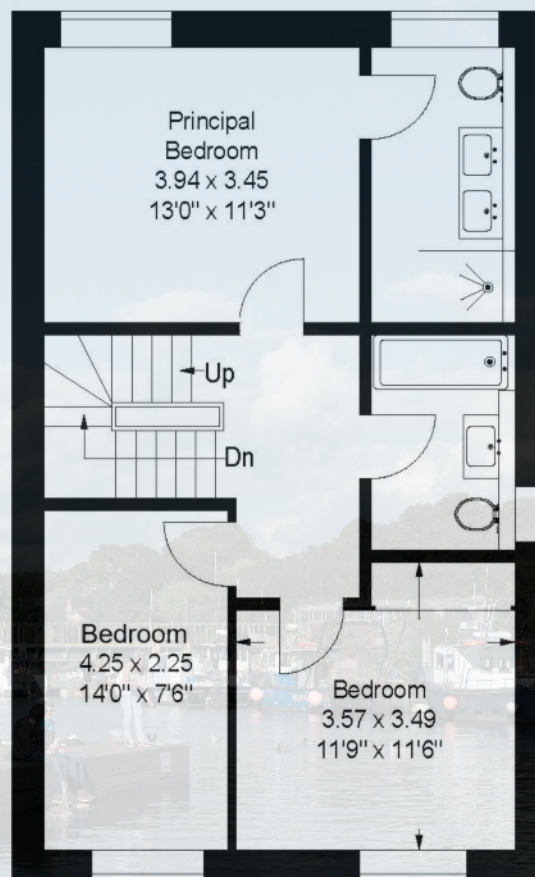
£785,000



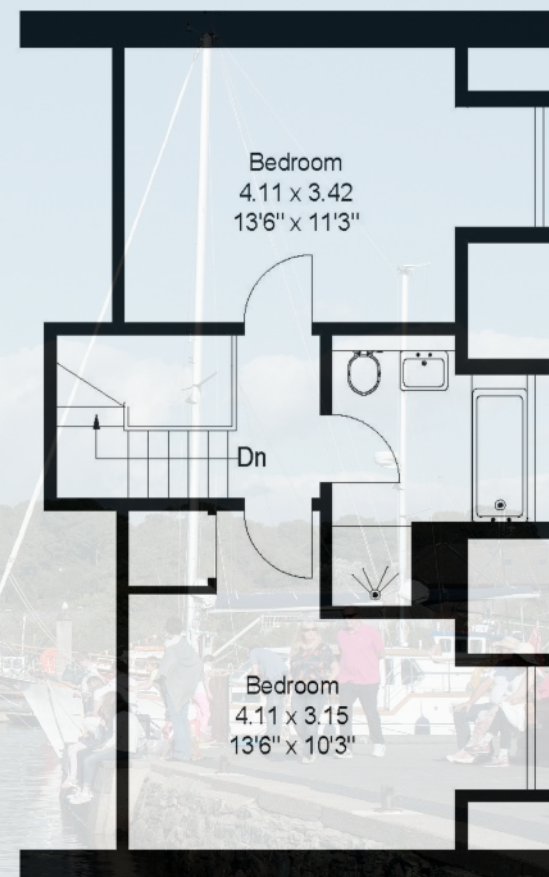
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Ash House

Approximate
Gross Internal Floor Area
Total: 168sq.m. or 1808sq.ft.

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NOT TO SCALE



Ash House sits within a small and immaculately presented new development.

Grounds & Gardens

The house is approached over a gravel drive leading to two private parking spaces adjacent to the house where there is wiring for EV charging points. The level garden faces south and is fenced at the boundaries and is mostly laid to lawn. There is a paved terrace immediately adjacent to the house and accessed from the sitting room and a storage shed, ideal for bikes & garden furniture.

The Situation

Situated on Lower Pennington Lane, the house enjoys a sought-after address being within easy reach of Pennington's many facilities including convenience stores, take-aways, a pharmacy and secondary school. Lower Pennington Lane is a no-through tree-lined lane leading to Lymington's picturesque sea wall which provides delightful walks either back to Lymington's marinas or westwards to Keyhaven and Milford on Sea. Lymington is a charming market town with a historic High Street featuring many independent boutiques and chain stores as well as cafes and restaurants. Lymington is well known as one of the south coast's pre-eminent sailing destinations with several marinas and well-supported yacht clubs. All the attractions of both the South Coast and the New Forest National Park are a short drive away and provide unrivalled space in glorious surroundings. Lymington Town railway station offers services to London Waterloo via Brockenhurst in approximately 2 hours.



Agents Note: Please note that some of the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only.





Services

Tenure: Freehold

Estate Management Charges: This is for the communal parking and landscaped area which is owned by the management company. There are four properties sharing the space, each property contributes 25% of costs per year. Please enquire for further details.

Property Construction: Solid brick and block construction and the roof covering is slate

Mains electricity, water and drainage. There is no gas supply.

Heating: Air source heat pump that runs off electricity. This is for both heating and hot water

Council Tax: TBC EPC: B Current: 81 Potential: 87

Warranty: 10 year structural new build warranty with Build Zone

EV charging point installed

FFTC - Fibre-optic cable to the cabinet, then to the property. Buyer to check broadband speeds with their provider.

Parking: Two parking spaces located within off road car park

Directions

From Lymington take the A337 west towards Christchurch. At the first roundabout, take the first exit into Ridgeway Lane then almost immediately turn right into Lower Pennington Lane. The entrance to the property will be found after about 30 yards on the right hand side.

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk