



Derwins *59 Ramley Road, Pennington, Lymington, SO41 8GZ*

SPENCERS
NEW FOREST





The Property

This period detached house occupies an impressive situation opposite Pennington Common with a large rear garden and detached garage.

The house was constructed in 1955 and retains many features of the period including wooden herringbone flooring. The house is now in need of updating but provides significant scope in terms of potential for extension to create a superb family home in this delightful position. Subject to the necessary permissions, the house could be extended to both the side and rear maximising accommodation that would be perfectly justified on this extensive plot.

The front door opens to a wide hall with stairs rising to the first floor and doors to a well proportioned kitchen overlooking the garden, a dining room and separate sitting room with a fireplace and door onto the garden. There is also a downstairs wc. Upstairs there are three bedrooms and a family bathroom. There is no onward chain.

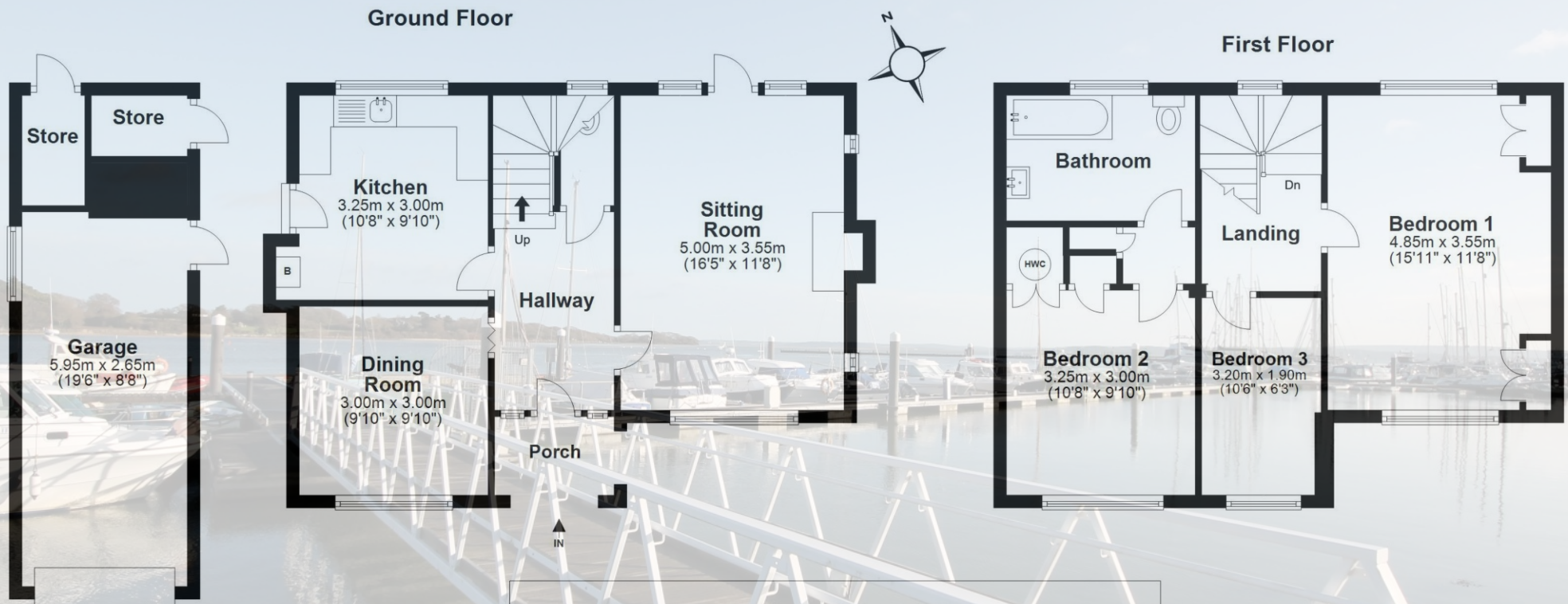
The Situation

The house is nicely set back from the road and enjoys an appealing outlook across the open spaces of Pennington Common which is ideal for recreation and dog walks. The New Forest National Park lies just to the north providing distinctly rural countryside yet retains the convenience of proximity to the shops and local businesses in nearby Pennington. Lymington's High Street is a mile away offering a wide range of shops, restaurants and cafes as well as renowned sailing and marinas.

£650,000



FLOORPLAN



Approx Gross Internal Areas

House: 97.2 sqm / 1046.3 sqft
Outbuilding: 20.6 sqm / 221.7 sqft

Total Approx Gross Area: 117.8 sqm / 1268.0 sqft



Grounds & Gardens

The property is approached over a private drive that winds through the front garden which is partly gravelled and part lawn. A detached garage lies to the left hand side of the house which also including a coal store and separate store room. The majority of the gardens lie to the rear of the house with level lawn extending nearly 150ft and there is no house directly behind which provides a distinct sense of privacy.

Services

Energy Performance Rating: F Current 29 Potential 81

Council Tax Band: E

All mains services connected

Points Of Interest

Royal Lymington Yacht Club	2.1 miles
Lymington Quay	2.0 miles
Waitrose Lymington	1.2 miles
Walhampton (Private School)	2.7 miles
Priestlands Secondary School	0.7 miles
Lymington Hospital	2.2 miles
Brockenhurst Train Station	5.4 miles
Brockenhurst Tertiary College	5.8 miles
The Pig	6.6 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:

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