



42 LENTUNE WAY • LYMINGTON • SO41 3PF

£900,000

An immaculately presented and extended chalet bungalow in a sought-after location south of Lyminster High Street. Featuring a stunning open-plan kitchen/entertaining area, and three double bedrooms with a tremendous master suite occupying the whole top floor.



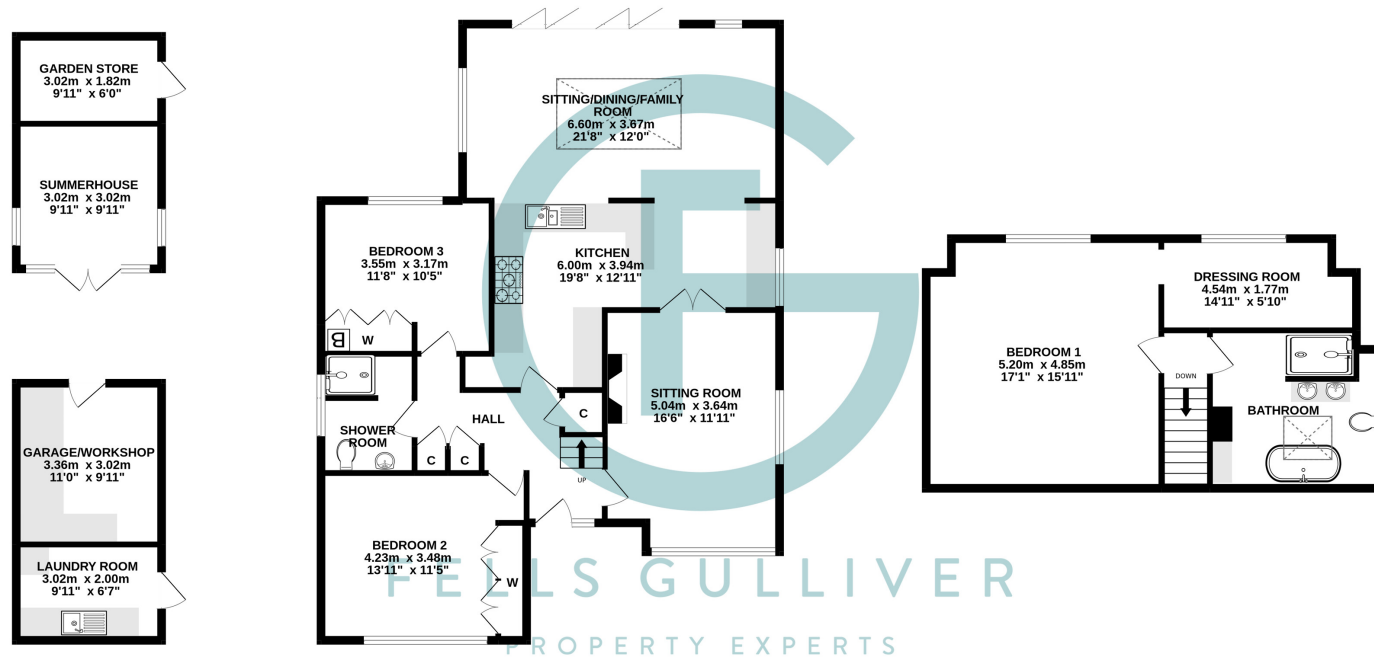
FELLS GULLIVER

PROPERTY EXPERTS



GROUND FLOOR  
130.7 sq.m. (1407 sq.ft.) approx.

1ST FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA : 178.0 sq.m. (1916 sq.ft.) approx.  
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## Property Specification



- Stunning open plan kitchen/entertaining area
- Sizable master suite with dressing room and large walk-in shower room and freestanding bath
- Landscaped private rear garden with sunny aspect
- External storage space, kitchen/utility area and summerhouse
- Ample off road driveway parking
- Downstairs W.C and walk-in shower
- Short walking distance to Lymington High Street with local shops, cafes, M&S Food Hall etc
- Log burner in sitting room
- Bi-fold doors to rear garden and large sky lantern above rear reception room
- Separate living room with glazed doors to kitchen

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC



# Description

An immaculately presented detached chalet-style bungalow in a sought-after location south of Lymington High Street. The quiet residential road of Lentune Way is a very popular spot as it is just a short walking distance to the local High Street with a wide array of independent cafes, restaurants, boutique shops, an M&S Food Hall and a Waitrose.

The property is set on a good-sized but manageable plot with ample off-road driveway parking to the front and side that leads to a garage and a gate to the landscaped private rear garden. The garage has been split into different sections forming a utility/outdoor kitchen area in the middle section with the rest of the garage used as storage. The garden is mostly laid to lawn with a decking/patio area at the rear of the property wrapping around to the side leading to a summerhouse. The borders of the garden feature mature beds with a range of shrubbery.

Internally on the ground floor, the property comprises a central entrance hall with doors to all principal rooms and stairs to the first floor, a stunning open-plan kitchen/entertaining space, a separate living room, two ground-floor double bedrooms, and a downstairs shower room with W.C.

Occupying the whole of the first floor is the master suite comprising a very large double bedroom, a walk-in dressing room with window to the rear, door then leads to the large bathroom suite featuring a walk-in shower, a separate freestanding bathtub, a double washbasin with a vanity unit below, a heated towel rail, a Velux window, and a W.C. The master bedroom further benefits from a number of eaves storage cupboards.

The kitchen is fitted with a range of shaker-style eye and base level units, ample worktop space, a breakfast bar and a double washbasin with a drainer overlooking the

rear reception room and garden beyond. There is space for a large free-standing double cooker and additional white goods and the floors and splashbacks are tiled with recessed ceiling spotlights throughout. The sizeable kitchen opens out to the rear reception room which creates a fantastic entertaining space. The room is currently laid out with a dining and sitting space all of which overlooks the rear garden that can be accessed by the bi-folding doors. One further feature of the rear reception room is the large sky lantern above and multi-aspect windows allowing plenty of natural light to flood into this beautiful bright and airy space.

The front reception room can be accessed from the main entrance hall or via the kitchen through double glass doors. It features a log burner, and dual-aspect windows and is of good proportions.

Off the entrance hall are bedrooms two and three, both bedrooms are good-sized doubles with fitted wardrobes. Bedroom two has a front aspect and bedroom three has a rear aspect.

The downstairs shower room features a walk-in shower, a heated towel rail, a large washbasin with a vanity unit below and a W.C. The shower room is laid with floor-to-ceiling tiles and has a window on the side aspect.

The property is within an easy short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington, has many independent shops and 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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