



Andreas

Hundred Lane, Portmore, Lymington, SO41 5RG

SPENCERS
NEW FOREST





A superb opportunity to acquire a four bedroom chalet bungalow, which has recently been beautifully modernised to create a delightful semi-rural home in the heart of the New Forest.

The Property

A covered porch opens in to the reception hall with wood block flooring, under stairs storage cupboard, airing cupboard and door through to the south facing lounge with bay window and a feature fireplace with log burner. The new kitchen lies at the back of the house over looking the garden with a range if fitted wall and floor cupboards, new oak work tops and drawers with an integrated dishwasher, four ring induction hob with extractor over, double oven, space for fridge freezer and herringbone wood flooring. The kitchen extends through to the dining area with bye-fold doors opening on to the garden. There is a very useful utility room with space and plumbing for washing machine and tumble dryer and a wall mounted gas boiler.

There are three double bedrooms on the ground floor and the newly fitted family bathroom with a freestanding bath, vanity basin with cupboards below, wc, fully tiled shower cubicle with mains shower, part tiled walls, tiled floor and heated towel rail.

£725,000

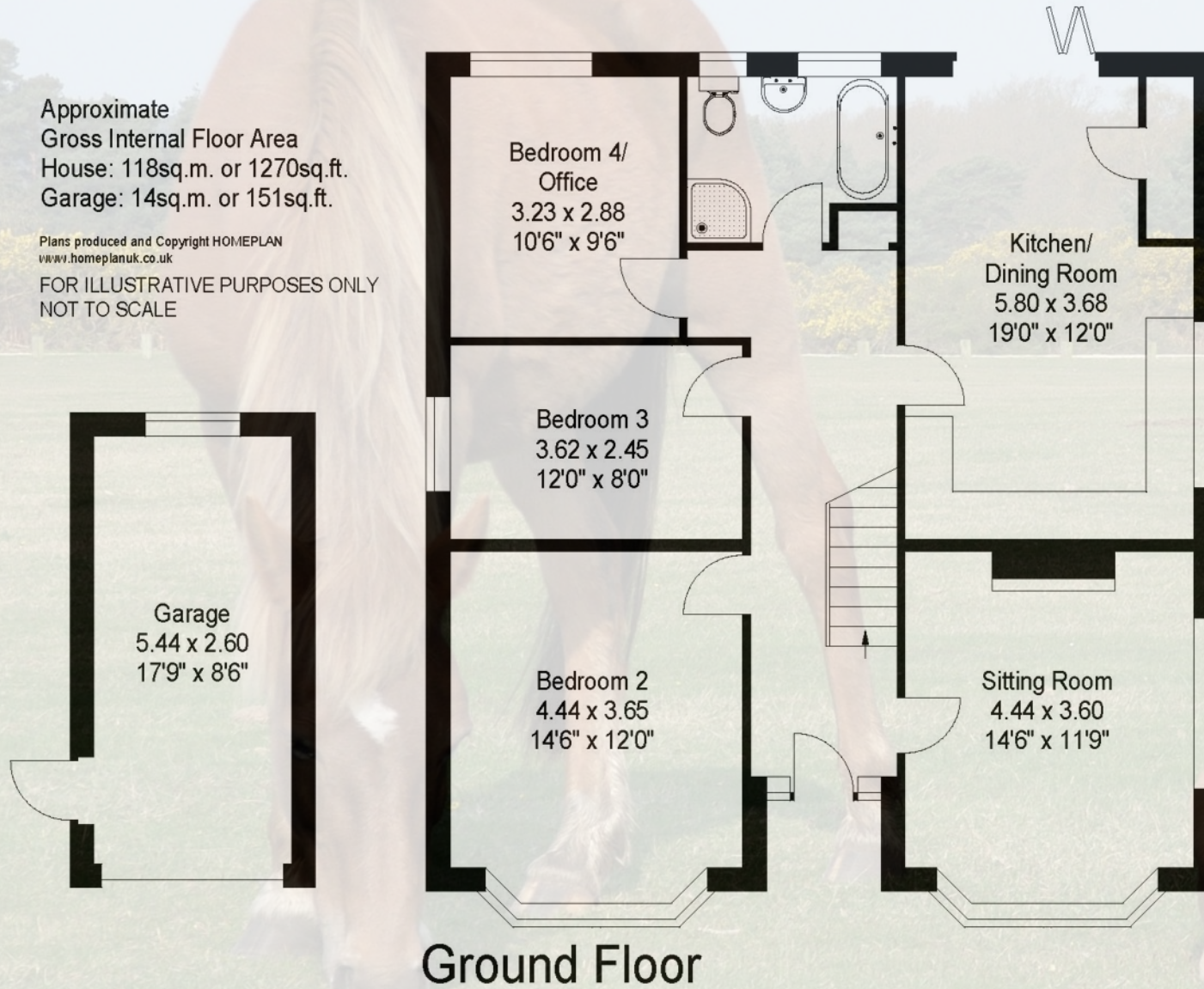


FLOOR PLAN

Approximate
Gross Internal Floor Area
House: 118sq.m. or 1270sq.ft.
Garage: 14sq.m. or 151sq.ft.

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NOT TO SCALE



Ground Floor



First Floor



Within an easy walking distance to the open Forest, and a short drive to Lymington town centre.

The Property continued . . .

Stairs rise to the first floor and the master suite. The double bedroom has a comprehensive range of built in wardrobe cupboards and access to eaves storage cupboards. Adjacent to the bedroom is the en-suite shower room with a recently refitted fully tiled shower cubicle with mains shower, vanity basin, wc, a range of storage cupboards and towel rail.



Directions

From our offices turn left into the High Street, at the end of the road, left again into Gosport Street. Follow this to the mini roundabout, taking the second exit and proceed across the railway line and the Causeway. Turn left and continue along the B3054 towards Beaulieu. Go past the first entrance to Walhampton School on the right, and the entrance to Hundred Lane will be found a short distance along on the left hand side. The property can be found after approximately 600 yards along the lane on the right hand side.



Grounds & Gardens

To the front is a gravel driveway with access to the garage/workshop, the rest of the front garden being laid to lawn with mature hedge boundary. There is side access to the rear garden which has a patio area with the rest of the garden lawned with established beds and borders, fenced boundaries providing an excellent degree of privacy, flanked by mature oak tree and a timber garden shed.



Situation

Occupying a rural position in the quiet hamlet of Portmore, a five minute drive from Lymington and within walking distance of the open forest, this family home offers a private position with a delightful garden. The unspoilt New Forest National Park lies just half a mile to the north and offers endless walks, rides and cycling. Lymington is renowned as a centre for sailing with several clubs and deep water marinas all offering access to the Solent and beyond. Brockenhurst is just under 6 miles away and offers direct main line rail services to London Waterloo.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: D Current: 62 Potential: 79
Council Tax Band: E
All mains services are connected.

Property Video

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



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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