



Studio House

12 Yeovilton Close, Everton, Lymington, SO41 0JS



SPENCERS





Tucked away in beautifully planted and peaceful walled gardens, yet moments from the village shop and pub, this charming single storey home offers well proportioned and versatile accommodation which provides the flexibility for an adjoining guest or family annexe which is easily accessible to the main accommodation.

The Property

Originally designed and built as an art studio, this fabulous home offers unrivalled natural light due to its orientation and floor to ceiling windows on its south and west facing elevations which both provide ample sunlight and views of the charming gardens. The front door opens to a lobby with cupboard for coats and boots beyond which lies to the living room, an expansive space with sliding glazed doors leading on to the garden. Beyond the living room are two double bedrooms, one of which has an en suite shower room. There is also a large family bathroom with both bath and separate shower.

£695,000

 4  2  4



Everton is a popular village close to the coastal centres of both Lymington and Milford on Sea.

The Property continued . . .

At the opposite end of the living room is a further bright hall with views of the garden which provides access to the modern kitchen / breakfast room which features fitted units and integral appliances. At the far end of the hall is a further double bedroom with large walk in wardrobe and garden views.

Just off the kitchen is a laundry room with slipper bath and wc.

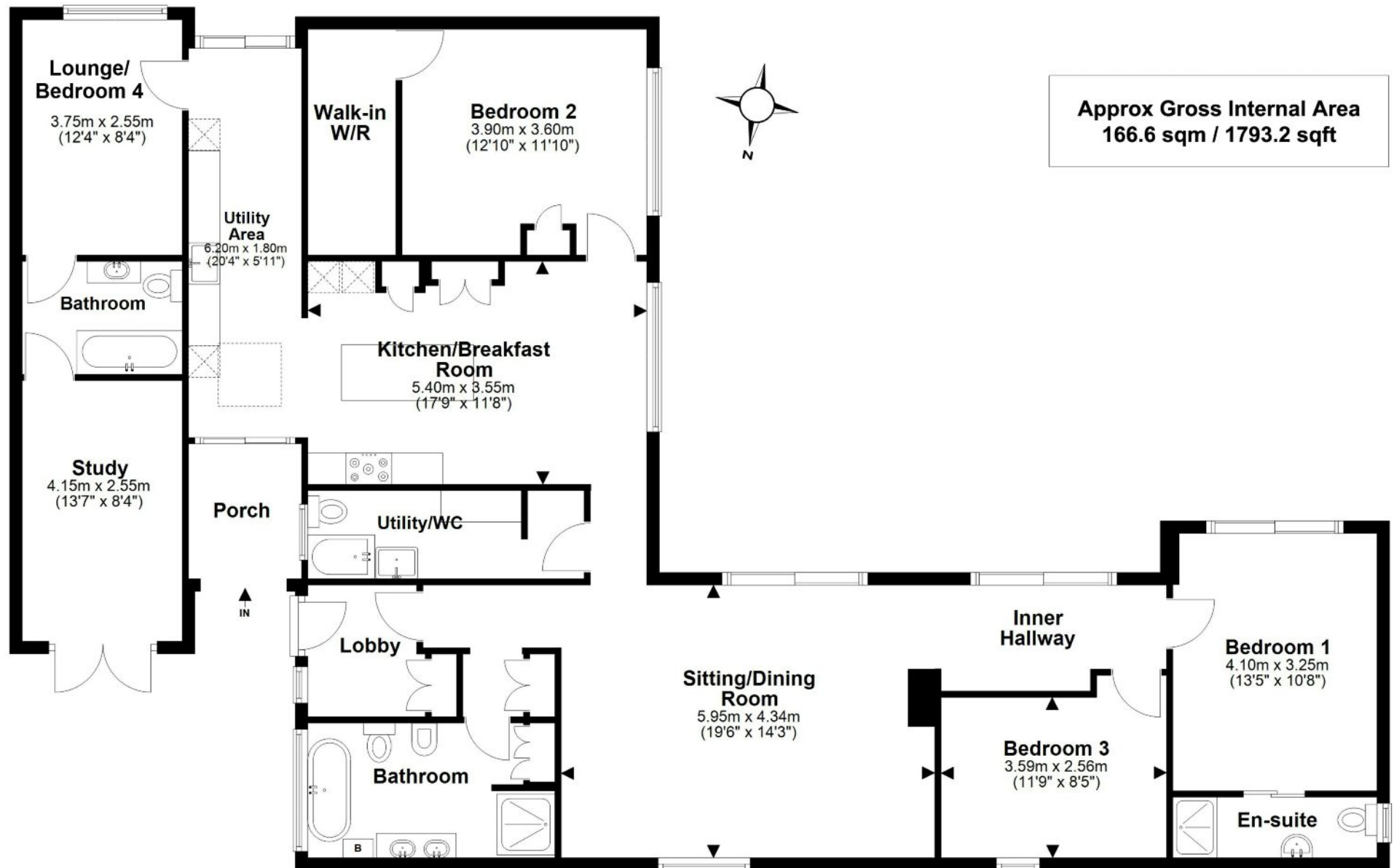
Beyond the kitchen is a utility room that leads to a rear hall with sliding doors to the garden and a fourth bedroom / lounge. Beyond this room lies a bathroom and a further room currently used as a study but which could also be used as a self-contained sitting room, with French windows to the garden, for the fourth bedroom.

Directions

From Lymington, head west on the Christchurch road and on arriving in Everton, turn right just after the village green. Bear left at The Crown Inn and the house will be found on the right hand side after about 75 yards.



Ground Floor





Grounds & Gardens

Access to the property is gained from the village through a secure garden gate set within a charming period brick wall. This gate opens into beautifully maintained, south-facing gardens, featuring a central pond, and winding pathways that lead to the house. The garden is a true highlight—carefully nurtured by the current owners, it offers a peaceful haven for nature lovers, combining paved and lawned areas with an abundance of mature planting. A spacious greenhouse is discreetly positioned to the side of the house, with additional useful storage located at the rear.

There is a vehicular access to the house and its gated parking area via Yeovilton Close to the north.



Situation

Everton has its own village shop and pub as well as a strong community. To the north lie the open spaces of the New Forest National Park offering countless cycle rides and foot paths. The village of Milford on Sea lies just to the south with an extensive range of bars, restaurants, cafes and bakeries as well as swimming beaches and sailing clubs at Keyhaven.

The well known market town of Lymington lies just to the east and holds a Saturday market as well as offering a wider range of shops and restaurants on its picturesque high street. The town is home to two sailing clubs as well as deep water marinas making it the ideal base from which to explore The Solent and further afield.





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

Services

Tenure: Freehold

Council Tax: E

EPC: D Current: 62 Potential: 78

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: FFTC, Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1000mbps is available at this property.

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal (vodafone in particular).

Parking: Private driveway

Important Information

Spencers 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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