



10 Harford Close

*Pennington, Lymington, SO41 8EX*

SPENCERS  
COASTAL





*An attractive three bedroom detached bungalow with an abundance of natural light offers a private rear garden, generous accommodation and plentiful parking including garage.*

### The Property

A covered porch opens in to the bright and spacious hallway with storage cupboards housing the Worcester boiler, immersion tank and the solar unit which also provides ample space for coats and shoes. The living room is of generous proportions, overlooks the front garden and has a feature fireplace and access through to the dining room and further accommodation. The kitchen is fitted with country style cream base and wall units and enjoys wonderful views over the rear garden with a door to the garden room. The kitchen offers an array of fitted appliances including a Neff oven, microwave, 6 ring gas hob and dishwasher. There is space for a fridge and separate freezer. The garden room to the rear of the property benefits from views to the pretty garden and adds a useful additional reception room you can use all year around. There is a small conservatory off this room which acts as a utility space with space and plumbing for a washing machine.

**£595,000**



FLOOR PLAN

**Approx Gross Internal Areas**

House: 113.7 sqm / 1223.8 sqft

Garage: 16.6 sqm / 178.5 sqft

**Total Approx Gross Area:  
130.3 sqm / 1402.3 sqft**

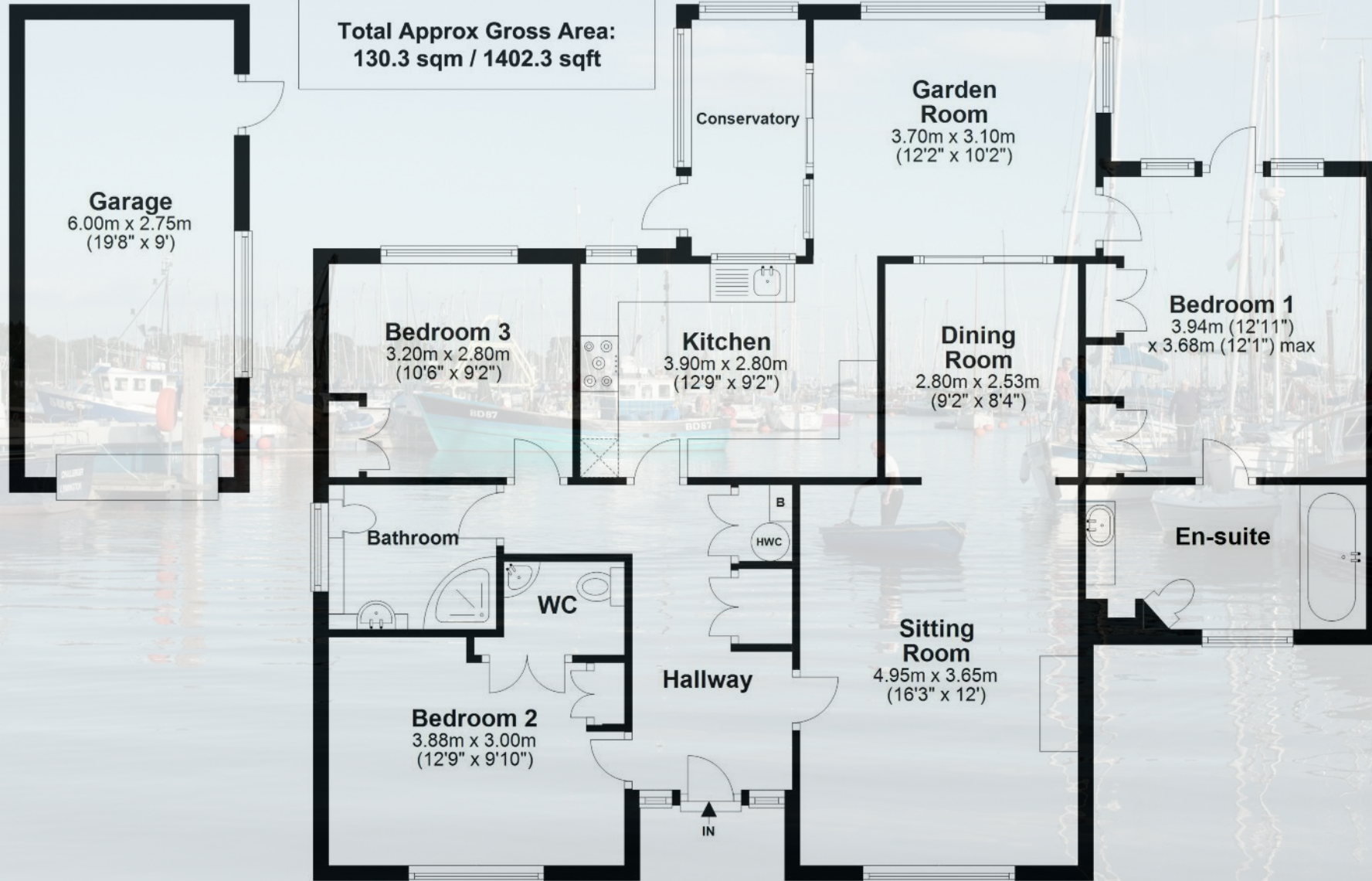


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.



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*Set in a quiet no through road in a sought after area of similar homes.*

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### **The Property continued . . .**

The main double bedroom is light and airy with access and views out to the garden terrace. The room benefits from a range of fitted wardrobes and a large modern en-suite bathroom. Bedroom two is a generous double with fitted wardrobes. There is a third bedroom also with good storage and both these rooms make use of the family shower room. There is a separate WC for convenience. Overall this is a well thought out, spacious bungalow located in a quiet cul-de-sac with a pretty rear garden and within walking distance of transport and shops.

### **Directions**

From our office, continue to the top of the High Street and bear left onto the A337 signposted to Christchurch. At the roundabout take the second exit onto Milford Road. Take the third turning on the right onto Haglane Copse and then take the first left which leads to Harford Close. The property is located a short distance on the left hand side.



## Grounds & Gardens

To the front of the property there is a garden which is laid to lawn. A newly paved driveway provides parking for numerous vehicles and leads to a newly constructed single garage with power and light. The rear garden is delightful with mature plantings offering complete privacy and a well tended lawn area. There is a work shed ideal for storing garden equipment and bikes.



## Situation

The property is superbly situated in a quiet cul-de-sac close to the village of Pennington. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. To the north is the New Forest village of 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.



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

### Services

Energy Performance Rating: A Current: 97 Potential: 100  
 Council Tax Band: E  
 All mains services are connected.

### Points of interest

Lymington Quay	2.0 miles
Waitrose Lymington	1.2 miles
Walhampton (Private School)	2.7 miles
Priestlands Secondary School	0.8 miles
Lymington Hospital	2.7 miles
Brockenhurst Train Station	5.8 miles
Brockenhurst Tertiary College	6.1 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.



## LYMINGTON QUAY

For more information or to arrange a viewing please contact us:  
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