



Willow Gate

East Lane, Everton, Lymington, SO41 0JL

SPENCERS
COASTAL





An immaculately presented three double bedroom detached bungalow which has been thoughtfully extended to create a contemporary family home full of light.

The Property

A covered porch opens into the spacious open hallway with a large coats cupboard, a cloakroom, airing cupboard and wooden floors that flow throughout the home. The main kitchen family room has space for a large dining room table and chairs and is wonderfully light and airy with twin roof lights, polished wood floors, patio doors to the garden and a central Island with electric hob, gas wok burner and breakfast bar. The kitchen is equipped with a range of fitted cupboards and work surfaces, along with an integrated fridge freezer, twin ovens and a dish washer. There is access from both the central hallway and the kitchen into the bright lounge with double doors on to the garden, wood floors and additional roof light. This is a lovely cosy room with space for twin sofas and reception furniture.

OIEO £700,000



3



2



2

FLOOR PLAN

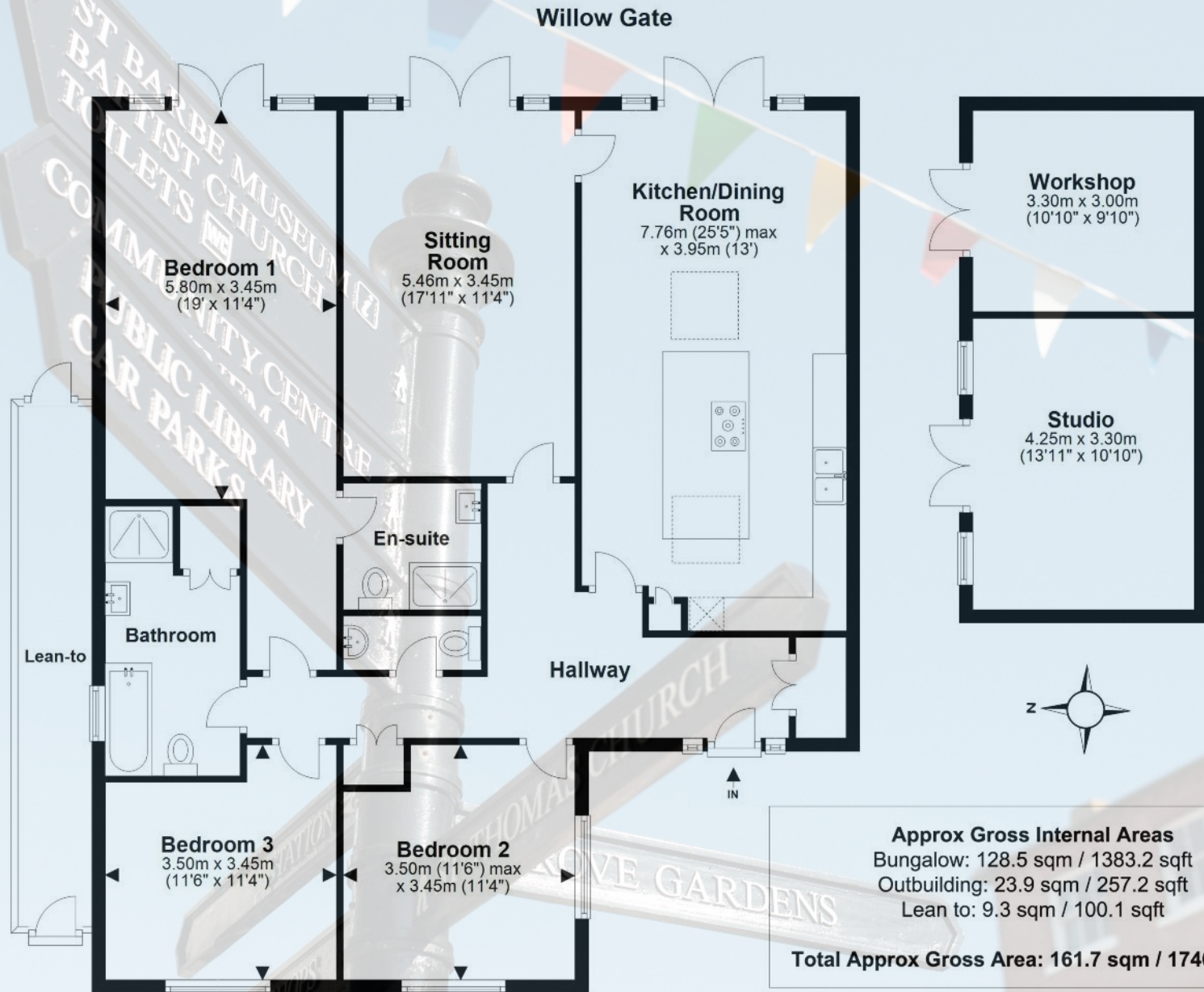


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



The bungalow offers spacious accommodation located in a quiet no through lane in the heart of Everton a short walk from the village pub, post office and grocery store.

The Property continued . . .

The principle double bedroom is a delight with double doors and views to the garden, sky light and a spacious en-suite with walk in shower. Bedroom two and three are both good sized double rooms with windows to the front of the property and offer a high degree of natural light and space. The new bathroom suite with separate shower and laundry cupboard with space for washing machine and dryer, completes the accommodation. Overall, Willow Gate is a modern, contemporary sunny family home with a lovely lawned garden, ample off road parking and the potential to build into the loft subject to normal planning restraints.

Situation

Willow Gate is located within easy reach of local amenities being conveniently situated approximately one and a half miles east of the popular coastal village of Milford on Sea and within two miles of the famous Georgian market town of Lymington both offering a range of shops, superb restaurants, a selection of boutiques and the Lymington Saturday market. For boating enthusiasts there are two marinas with both permanent and visitor moorings in Lymington and a sailing and dinghy club in nearby Keyhaven. The mainline railway station, serving London Waterloo in 1 hour 30 minutes, is 6 miles away in Brockenhurst and the railway station in Lymington has a branch service to Brockenhurst.





Grounds & Gardens

The generous frontage allows for parking for numerous vehicles with easy access through to the rear of the property. The garden is mainly lawned with a large studio / summer house, which would make a perfect home office plus a separate workshop/garden store, ideal for bike storage. The owners have created a wide patio area perfect for alfresco dining with fence borders and subtle mature plantings.

Directions

From our offices in Lymington proceed up the High Street and enter the one way system. Keep left on to Stanford Hill sign posted Pennington. At the roundabout go straight across on to the A337 Milford Road. Continue past the parade of shops at Pennington, past the Otter Nurseries on your left and approximately half a mile further on turn right at the Hyundai Garage. East Lane is the next turning right adjacent to the Crown Public House. Take the right hand fork and Willow Gate can be found on the right hand side.

Property Video

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





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

Services

Energy Efficiency Rating: C Current 76 Potential 85

Council Tax Band: D

All mains services are connected

Agent Note: The current owners have completely remodelled the entire property to include a new heating system, new wiring throughout, new wood floors and a contemporary modern décor.

Points of interest

Milford on Sea Primary School	1.0 miles
Priestlands Secondary School	2.0 miles
Durlston Court (Private School)	4.2 miles
Brockenhurst Train Station	6.8 miles
Brockenhurst Tertiary College	7.1 miles
Chewton Glen Hotel & Spa	5.0 miles

Important Information

Spencers of Lymington 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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