



1 Branwood Close

Everton, Lymington, SO41 0LU



SPENCERS





An exemplary, double-storey residence offered in excellent condition throughout, located in the village of Everton a short walk from the corner store, pub and recreation ground. Positioned on a corner plot with manicured gardens, ample parking and a spacious garage.

The Property

Spacious entrance hall with good ceiling height, storage cupboard for boots and umbrellas and a further large cupboard under the stairs for additional storage.

The living room is bright and airy, with twin aspect both front and back and a feature gas fire, the dining room is off the lounge with double doors leading to the rear patio.

The heart of the home is the lovely kitchen with a fitted breakfast bar, range of fitted units and work tops with an integrated fridge freezer, dish washer, gas hob, double oven and plumbing for washing machine. There is a separate utility area which leads out to the rear patio. The third bedroom/study is on the ground floor with twin aspect to front and side.

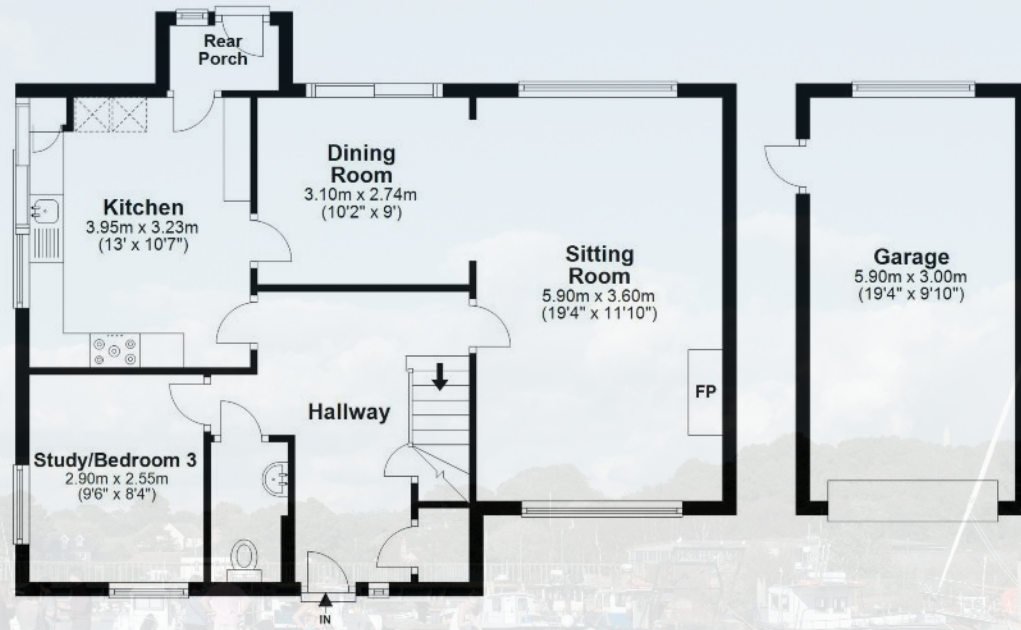
£695,000

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FLOOR PLAN

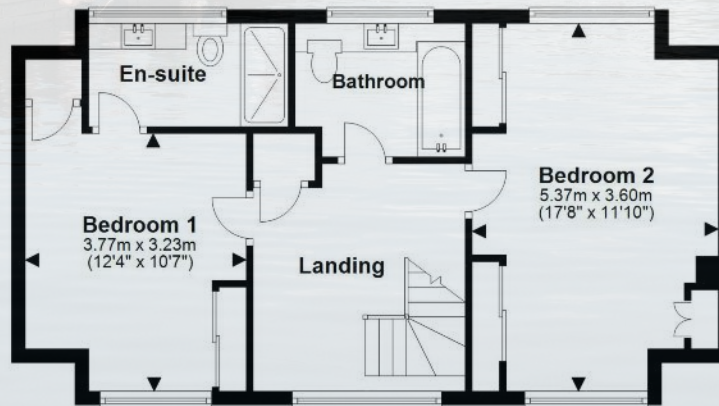
Ground Floor (incl. garage)

Approx. 86.5 sq. metres (930.7 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



Total area: approx. 138.8 sq. metres (1494.0 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



The property offers spacious accommodation with a large lounge, dining room, fitted kitchen, three bedrooms and two bathrooms. Viewing is highly recommended to appreciate the quality and versatility of this property.

The Property Continued...

Rising the stairs to the large open landing there are two very spacious double bedrooms. The master bedroom has twin aspect, fitted mirrored wardrobes and an additional storage cupboard.

The double guest room, has the benefit of the impressive contemporary shower room, with the family bathroom suite on the landing completes the accommodation



The Situation

Everton is a vibrant village with an excellent general store, highly regarded public house and recreation facilities. The highly regarded primary school in Milford on Sea is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants and safe swimming beaches. The Georgian market town of Lymington is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery.





Grounds & Gardens

This lovely home sits on a good sized corner plot. To the front there is a lawned garden, driveway with five bar gate and a spacious garage.

The lawned gardens wrap around the house with a picket fence, mature plantings and hedging providing both shade and privacy.

Access is available from both sides of the house via wooden gates. The rear patio offers a south facing, private area idea for alfresco dining or to simply enjoy some low maintenance gardening.



Directions

From our office in the high street, proceed to the top of the town and bear left in the direction of Christchurch and onto the A337. Proceed along this road for approximately 4 miles and the sign for Everton will be seen on the left.

Take the turning on the right, where a Hyundai garage is located on the corner and where the Crown Inn pub can be seen in front. Continue for 100 yards, rounding the corner and Branwood Road is the second left. The property is on the corner of Branwood and Old Christchurch Road.



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: 80

Property Construction: Brick faced elevations and tile roof

Utilities: Mains gas/electric/water/ drainage

Heating: Gas central heating

Broadband: Cable broadband. Superfast speeds of up to 80 mbps is available at this property

Conservation Area: No

Parking: Private driveway and garage

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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