



2 Nursery Grove

*Pennington, Lymington, SO41 8QT*



SPENCERS





*A beautifully presented modern house built in 2019 offering a garden, ample parking and a large garage just a short walk from Pennington Common and the shops & facilities of Pennington Village.*

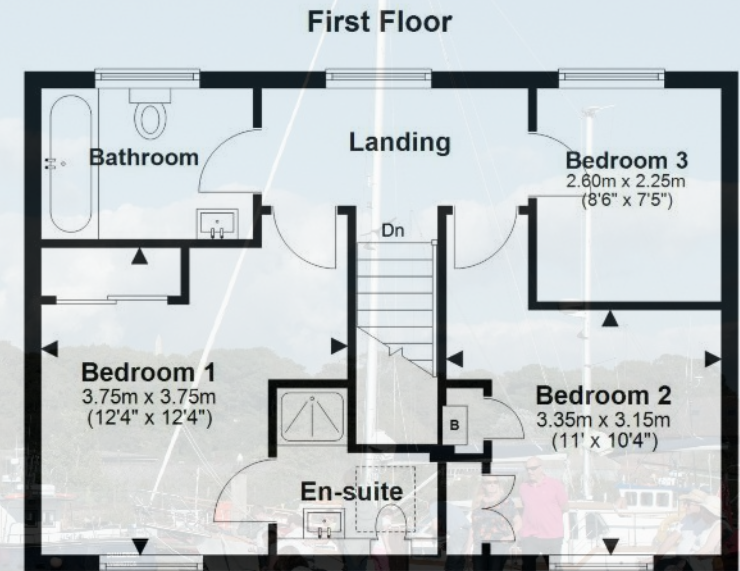
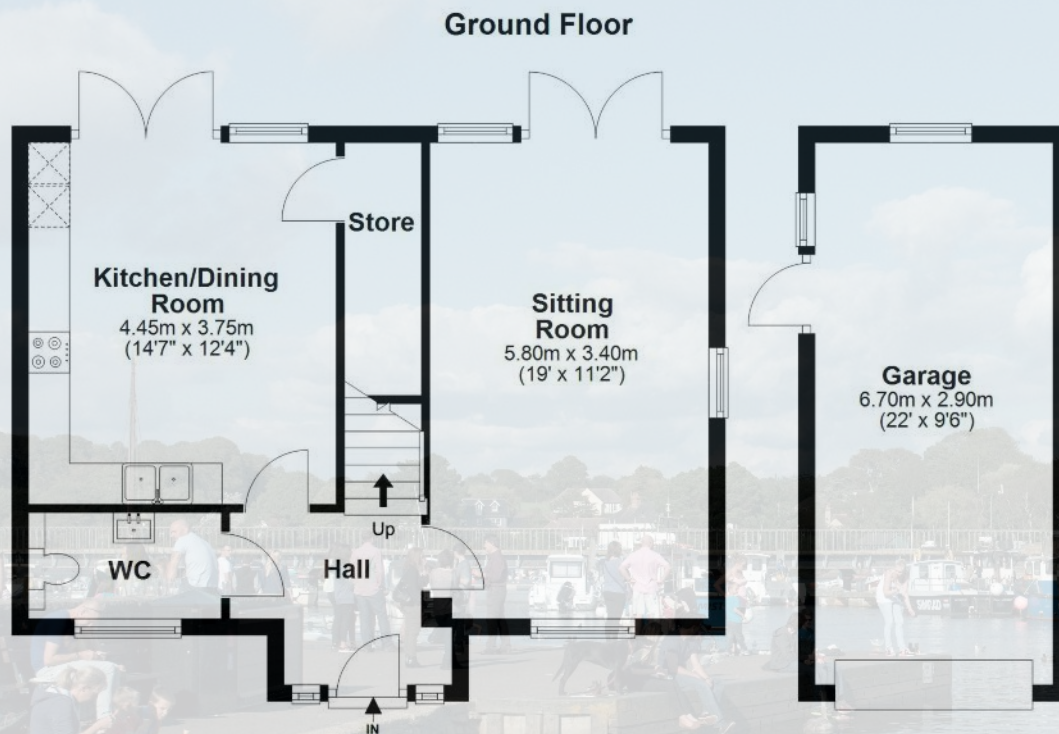
### The Property

The house was built in 2019 and has been very well looked after by the current owner. The front door opens to an entrance hall with stairs to the first floor. On the left there is a generous, triple aspect sitting room with French windows opening to the garden. The kitchen dining room is fitted with modern units and integrated appliances. The kitchen has space for a large dining table as well as French windows onto the garden. There is also a particularly large storage cupboard which extends under the stairs. Completing the ground floor accommodation is a wc.

**£599,995**

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## FLOOR PLAN



### Approx Gross Internal Areas

House: 96.8 sqm / 1042.7 sqft

Garage: 19.5 sqm / 209.4 sqft

**Total Approx Gross Area: 116.3 sqm / 1252.1 sqft**



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

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### The Property continued . . .

Upstairs the principal bedroom has built in wardrobes and an adjoining, beautifully finished en suite shower room. There are two further bedrooms one of which has built in wardrobes. There is also a large and very nicely presented family bathroom.

### Directions

From Lymington, go west on the A337 towards Christchurch and New Milton. At the roundabout by the Shell garage continue straight across on the A337 and take the second turning on the right into South Street. Carry on into the centre of the village and take the turning on the left onto Wainsford Road. Proceed on this road with the common on your right and as you come to the end of the common, turn left immediately after the 40mph signs into Nursery Grove. Follow the road round to the left and the house will be found towards the end of the road on the left hand side.



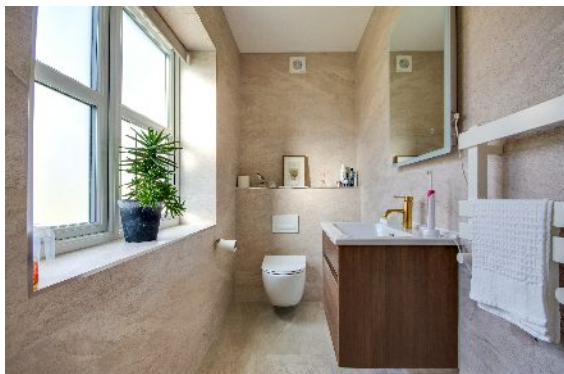
## Grounds & Gardens

The gardens are level, beautifully landscaped and filled with mature planting at the borders with the majority laid to lawn. There is a terrace immediately to the rear of the house which can be accessed via French windows from both the sitting room and kitchen / dining room. There is off street parking for two cars to the front of the house and a particularly long garage with both up and over vehicular door and side pedestrian door.



## Situation

The house is positioned on a small modern development comprising similar family homes. The open spaces of Pennington Common are at the end of the drive and offer the ideal environment for fresh air and dog walking. The centre of Pennington is less than half a mile away and caters for most daily requirements with a chemist, Post Office, pub and two small supermarkets. Lymington is a short drive away with a wider variety of shops and restaurants as well as excellent sailing facilities on the Solent. The open spaces of the New Forest National Park lie just to the north as well as excellent bathing beaches nearby.



## Services

Tenure: Freehold

Council Tax - E

EPC - B      Current: 84      Potential: 94

Estate Management Charges: £294.54 (1<sup>st</sup> Jan to 30<sup>th</sup> June 2025), this charge is for managing common areas including roads, landscaping, drainage and street lighting.

Property Construction: Brick faced elevations and slate roof

Utilities: Mains gas, electric, water and drainage

Electric Vehicle (EV) Charging Point: Yes

Heating: Gas central heating

Broadband: FFTP, fibre to the property directly. Superfast broadband speeds of up to 80 mbps are available at this property.

Parking: Private driveway, garage

## 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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