



4 Fox Field

*Everton, Lymington, SO41 0LR*

SPENCERS  
COASTAL





*A delightful modern four bedroom detached family home in a quiet cul-de-sac benefitting from a driveway, garage, and parking for five cars.*

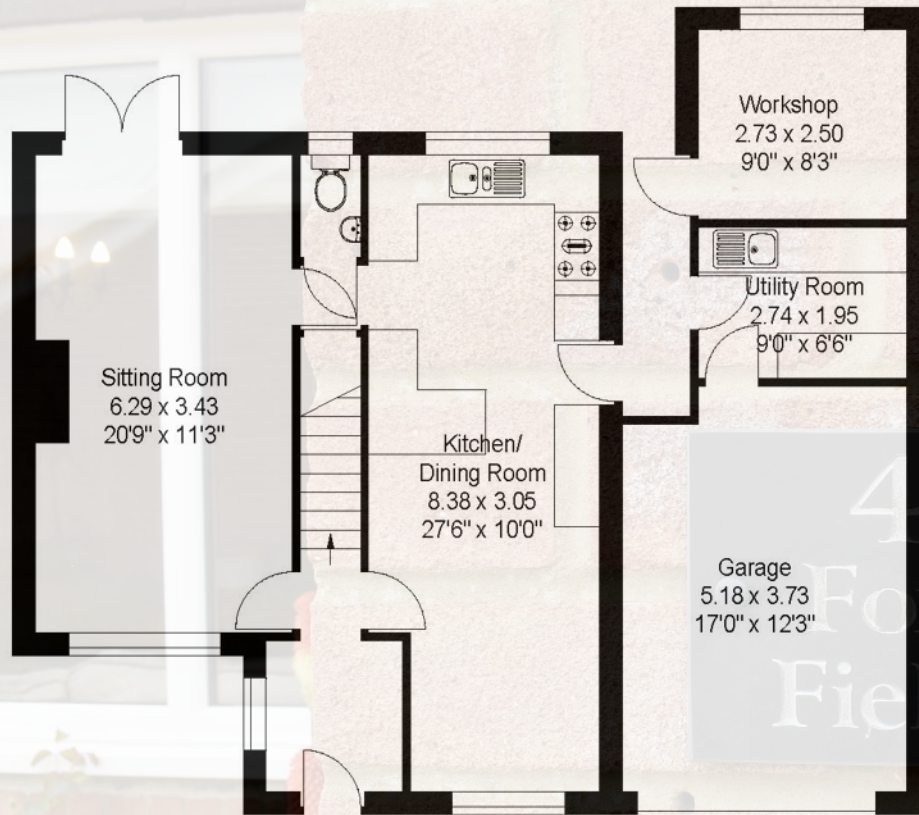
### The Property

This charming property is beautifully presented and offers generous space throughout. Approached through a well maintained front garden, the entrance hall is spacious with access to all rooms as well as offering a space for coats storage. The sitting room is well proportioned, light and airy and features an attractive wood burning stove providing a focal point to the room. French windows open out onto the sunny patio. Between the sitting room and kitchen there is a rear hall with a cloakroom and useful storage area. There is a well fitted modern kitchen/dining room with integrated appliances including a Bosch double oven, five ring gas hob with extractor above, dishwasher and space for an American style fridge/freezer.

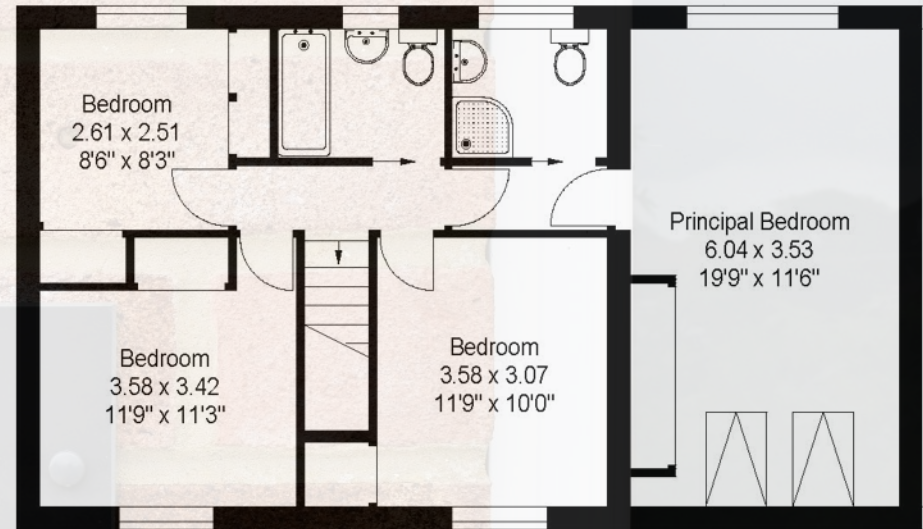
**£625,000**



FLOOR PLAN



Ground Floor



First Floor

Approximate  
Gross Internal Floor Area  
Total: 166sq.m. or 1787sq.ft.  
(Including Garage)

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NOT TO SCALE**



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*The property is an easy flat walk into the popular village of Everton.*

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

There is a breakfast bar and an area within the bay window ideal for a dining table over looking the front garden. From the kitchen a door leads through to the garage and utility room with space and plumbing for a washing machine and tumble dryer. There is a further room which is used for storage but could be an excellent workshop. From the main hall, stairs rise to the first floor where there are four generous size bedrooms, all benefitting from fitted storage. The main bedroom suite is dual aspect with useful built in wardrobes and a modern ensuite shower room. The family bathroom suite has a P shaped bath with shower over.

### **Situation**

Everton is a vibrant village with an excellent traditional village store and a highly regarded public house and recreation ground. The Milford on Sea Primary School is within walking distance and the property is a short drive from the village centre of Milford, approximately 2 miles away having an attractive green surrounded by a good range of shops and restaurants. The Georgian market town of Lymington is approximately 3 miles to the east, with its extensive sailing facilities, beautiful river, marinas and yacht clubs. The New Forest National Park is a few miles to the north offering extensive walking, riding and picturesque scenery.



## Grounds & Gardens

The property has a driveway leading to a single garage and a lawn to the front of the property with a path winding up to the door. The attractive rear garden is secluded and has been thoughtfully landscaped with an array of well established shrubs and flowers, a patio area and a wooden lodge and shed. There is secure side access and a door leading into the garage. The garage is fitted with power and light and offers fabulous storage space.

## Services

Energy Performance Rating: C Current: 73 Potential: 82

Council Tax Band: E

All main services connected



## Directions

From our office in Lymington, proceed up the High Street and on reaching the one way system take the left fork onto the A337 signposted Christchurch, carry on over the roundabout passing the Shell garage on the left and after approximately 3 miles on reaching the village of Everton turn right at the Hyundai garage. Take the second right turn after the Crown Inn pub into Wainsford Road. Take the first left into Frys Lane and the first left into Harts Way and Fox Field can be found a short distance along on the left hand side.



*There is also a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which gives direct access to London Waterloo in*

### Points of Interest

Priestlands Secondary School	2.2 miles
Walhampton (Private School)	4.2 miles
Lymington Hospital	4.2 miles
Brockenhurst Train Station	7.3 miles
Brockenhurst Tertiary College	7.5 miles
Chewton Glen & Spa	5.2 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.



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

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