



Pear Tree Cottage

Bowling Green, Pennington, Lymington, SO41 8LQ

SPENCERS
NEW FOREST





A charming detached three bedroom period cottage with a delightful garden offering a rural outlook over pastures. The property offers three double bedrooms, two reception rooms, a spacious garden room, a large kitchen/dining room, integral single garage and off road parking.

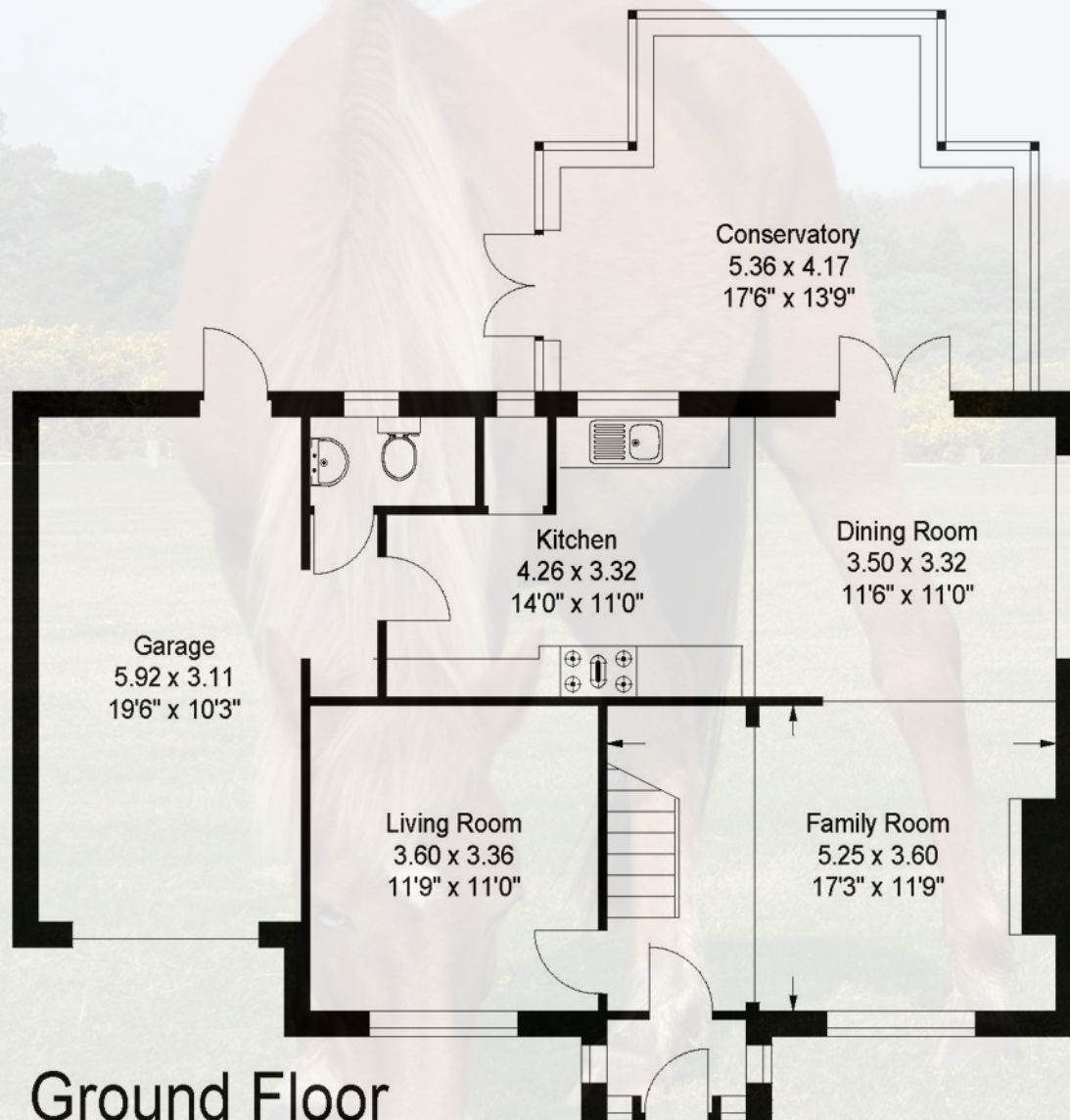
The Property

The front door opens into an enclosed entrance porch with glazed windows and attractive ceramic tiled flooring. The inner front door leads into the open plan sitting/dining room, featuring painted stripped wood floors and a fireplace with a wood-burning stove set in a brick chimney breast. Off the hall is the TV room/snug, which can also serve as a separate dining room, complete with a serving hatch from the kitchen and views of the front garden. The kitchen is well equipped with shaker style base units, a stainless steel sink, space for a range-style cooker with splashback and extractor above, a fridge/freezer, and a dishwasher. There is also a useful pantry with shelves and a window, as well as access through to the integral garage. Near the back door is a cloakroom with a WC and vanity unit. Double doors from the dining area open into a large garden room with panoramic views of the garden. French doors provide access to the beautiful garden and sunny terrace.

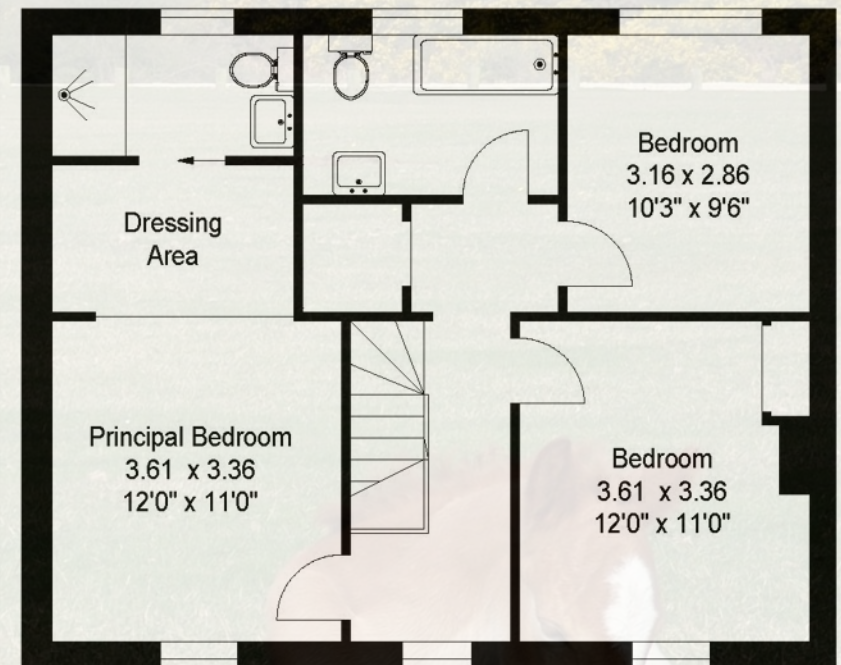
£795,000



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 164sq.m. or 1765sq.ft.
(Including Garage)

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NOT TO SCALE



The open forest is accessible at Sway, and the larger centres of Lymington, Brockenhurst and New Milton are also accessible, as is the London/Waterloo railway link at Brockenhurst (journey time approximately 90 minutes).

The Property Continued...

The staircase leads up to the landing, which houses an airing cupboard containing the hot water tank and the Worcester gas-fired boiler for domestic hot water and central heating. The bedroom accommodation includes three double bedrooms. The principal bedroom is of generous proportions with a dressing area and an en-suite shower room with walk-in shower, WC, and washstand. The stylish family bathroom includes a panelled bath with mixer taps and a shower attachment, WC, and vanity unit.



Directions

From our office in Lymington, turn right and proceed to the top of the High Street and bear right onto Southampton Road. Continue for approximately one mile and turn left just after the Monkey House into Sway Road, proceed along for approximately 1 ½ miles where the turning into Bowling Green can be found on the left.



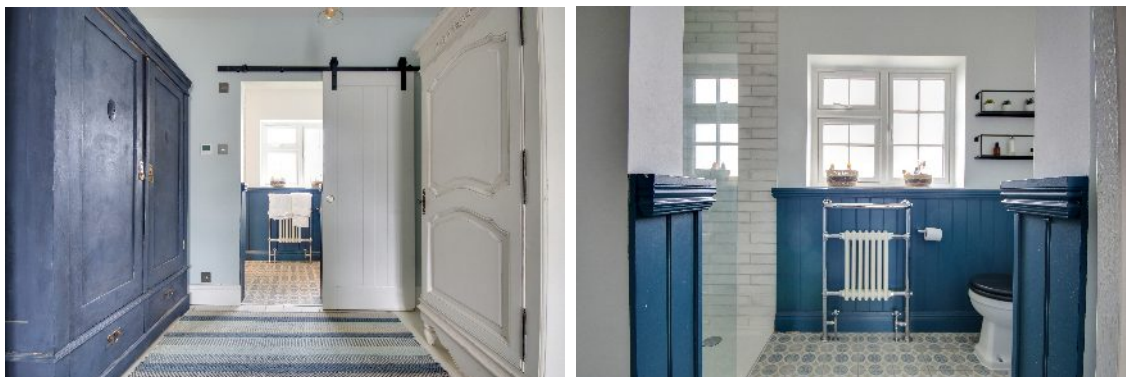
Grounds & Gardens

The property is approached via a gravel driveway which provides off road parking for two cars with additional parking in front of the garage. A side gate provides access to the rear garden with a sun terrace for entertaining adjacent to the garden room. The garden is laid mainly to lawn and backs on to pasture land where you can enjoy watching the horses graze.



The Situation

The property is situated on the edge of Lymington and Pennington, backing onto farmland in a quiet, unmade no-through road. Walking and riding in the unspoilt New Forest is some 2½ miles to the north and facilities for the yachtsman can be found at Lymington with its 2 marinas and river mooring, and also at the fishing village of Keyhaven just to the east of Milford on Sea. Coastal walking includes the coast path to the west of Milford on Sea, the sea wall and wild fowl reserves to the east of Keyhaven and the popular walk along Hurst Spit to Hurst Castle, the western sentinel of The Solent.



Services

Tenure: Freehold

Council Tax - D

EPC - E Current: 50 Potential: 80

Property Construction: Brick faced elevations and tile roof

Utilities: Mains gas/electric/water

Drainage: Private drainage (septic tank within the boundary of the property - Property has sole use)

Heating: Gas central heating

Broadband: Ultrafast broadband with speeds of up to 1000 mbps is available at this property (ofcom)

Mobile signal / coverage: No known issues, please contact your provider for further clarity

Conservation Area: No

Flood Risk: No risk

Parking: Private driveway, 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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