



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Octave Cottage, 43 Ramley Road

Pennington • Lymington • SO41 8GZ



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Located within a short level walk of the local shops and with views over Pennington Common, this beautifully presented and spacious detached house offers versatile accommodation and benefits from three double bedrooms, ground floor study/bedroom four, orangery, driveway parking for multiple cars, a good size rear garden and a detached garage with adjoining studio/office.



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£750,000

Key Features

- Kitchen/dining room with patio doors opening out to the rear garden
- Ground floor study/bedroom four
- Three first floor double bedrooms
- Located directly opposite Pennington Common and just a few minutes level walk of local village shops
- EPC Rating: D & Council Tax Band: E
- Large sitting room with feature fireplace with inset wood burner
- Cloakroom
- Large family bathroom with bath and separate shower
- Detached garage with adjoining studio/home office and driveway parking for multiple vehicles
- Orangery overlooking the rear garden

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Description

This well presented and spacious three/four bedroom detached house offers versatile accommodation and benefits from a detached garage with adjoining studio/home office, good size garden and is located within easy reach of the local shops and amenities and enjoys views over Pennington Common to the front.

Front door leading into the porch which has windows to all sides. Wooden door with attractive art-deco style glazed panel at the top, leading into the entrance hall which has an adjacent beautiful large stained glass panel, flooding the hall with light. Cloaks cupboard and open tread wooden staircase with wooden spindles rising to the first floor. Cloakroom with WC, wash hand basin, tiled floor and obscure window to the side aspect. Study/bedroom four with built-in cupboard and window to the front aspect. Door from hallway leading into the spacious kitchen/dining room. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with wooden worktop over, inset butler sink with mixer tap over and tiled splashbacks. Integrated appliances include a dishwasher, washing machine, eye level double oven, ceramic hob with stainless steel splashback and extractor hood over. Space for tall fridge freezer. Cupboard housing wall mounted gas fired central heating boiler which was installed in Spring 2025 and "Hive" is connected, window to the rear aspect overlooking the garden and wooden stable door to the side aspect leading outside. Dining area with ample room for dining table and chairs and patio doors opening out onto the patio area and rear garden, tiled floor throughout. Opening through to the spacious sitting room with brick-built fireplace and inset wood burner, curved bay window to the front aspect, two small windows to the side aspect, wooden flooring and door leading back through to the entrance hall. Double doors opening through to the large orangery which is a lovely room with windows to all sides enjoying views over the garden, vaulted ceiling, feature inset spotlights, tiled floor and double patio doors opening out to the rear garden.

First floor landing with large airing cupboard. Master bedroom with built-in wardrobe and window to the front aspect. Double bedroom two has a window to the front aspect and double bedroom three has a built-in wardrobe, alcove storage

and window to the rear aspect. The large family bathroom comprises of a panelled bath unit with central mixer tap and retractable hand-held shower attachment. Wash hand basin with mixer tap over, light-up mirror and vanity storage cupboards under. Low level WC, large walk-in shower cubicle with mixer shower, fully tiled floor and walls, chrome heated towel rail, two obscure windows to the rear aspect, inset ceiling spotlights.

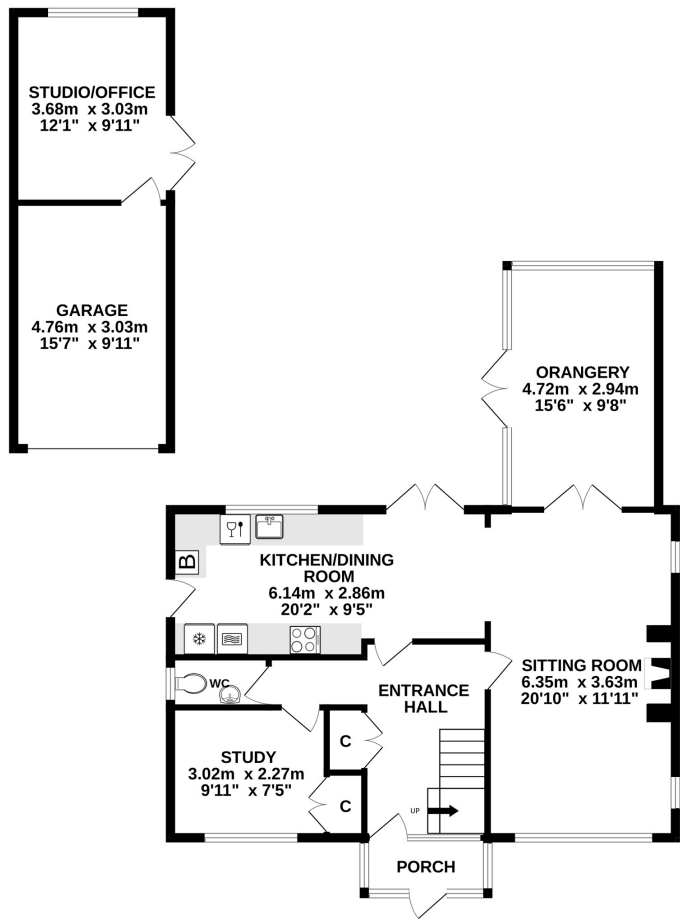
Outside to the front, the property is approached via a block paved driveway with feature wall to the front boundary and left hand side. The right hand boundary is fenced. There is an area of lawn to the right and a pedestrian gate leading through to the rear garden. Outside lights. There are flower bed borders with various plants/shrubs. The driveway provides parking for multiple vehicles to the front and side of property, which leads up to the detached garage with up and over door, pitched roof and has power and light. Personal door from the rear of the garage leads through to the adjoining studio/home office which has power and light, a window to the rear aspect overlooking the rear garden and glazed double doors to the side aspect opening out to the rear garden. There is a pedestrian gate next to the garage giving access to the rear garden.

The rear garden is mainly laid to lawn, with brick wall boundary to the rear and fencing to both sides. There is a paved patio area adjacent to the house with ample room for patio furniture and a path leading round to the double doors of the studio. Octagonal shaped greenhouse. There are trees and mature flower bed borders interspersed with various plants and shrubs. Outside tap and outside lights.

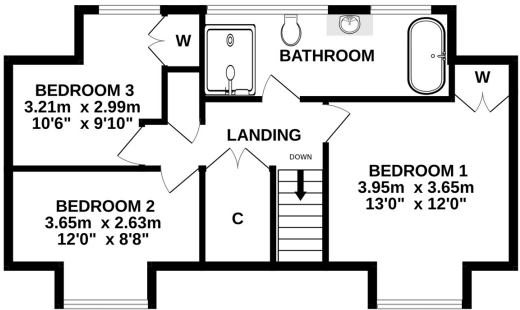
The property is located within just a short level walk of the centre of Pennington village, local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access into Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

Floor Plan

GROUND FLOOR
103.5 sq.m. (1114 sq.ft.) approx.



1ST FLOOR
48.7 sq.m. (524 sq.ft.) approx.



OCTAVE COTTAGE
TOTAL FLOOR AREA : 152.1 sq.m. (1638 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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