



Manorfield

Lower Pennington Lane, Lymington, SO41 8AN

SPENCERS
COASTAL





MANORFIELD

LYMINGTON • HAMPSHIRE

One of Lymington's most imposing semi rural houses within easy reach of the High Street and Marinas yet enjoying views over south facing gardens & grounds extending to 6.1 acres including an outdoor swimming pool.

Ground Floor

Entrance Hall • Vaulted Family Room • Drawing Room • Dining Room • Study • Kitchen/Breakfast Room • Utility Room • Sun Room • Boot Room • Cloakroom

First Floor

Principal Bedroom with En Suite • Four Further Bedrooms • Family Bathroom • Shower Room

Outbuildings

Detached 7 Car Garage • Swimming Pool • Changing Room and Shower Room • Vaulted Open Plan Home Office • Event Room • Cloakroom • Garden Room • Garden Store • Workshop • Machine Store

First Floor

Living Room • Two Bedrooms • Bathroom

Offers in Region of £4,495,000





The Property

Built in 1928 for a former Governor of Bermuda and consistently updated and improved by the current owners, the house has a beautiful Arts & Crafts inspired facade and enjoys southerly views across its own gardens and grounds.

While the house would benefit from updating, it is not Listed and therefore offers extensive scope to enhance and extend subject to the necessary permissions being granted. The accommodation is very well proportioned and sensibly arranged to take full advantage of its peaceful position and delightful southerly aspect.

The front door opens to an entrance hall with cloakroom and w.c. From here a staircase hall provides access to the principal reception rooms and kitchen. The drawing room has a brick fireplace and views over the garden as well as a door to the sun room from which there is a door direct to the terrace and garden. Beyond the drawing room is a large dining room, again with fireplace, garden views and a door to the sun room. There is also a secondary door leading to the kitchen / breakfast room (which can also be accessed from the hall) and one can imagine the dining room and kitchen / breakfast room being combined to create a superb open plan living space. The kitchen / breakfast room itself is L- shaped with a pleasant informal dining area overlooking the garden. To the rear of this space is an extremely spacious kitchen with a range of traditional fitted units, a wide alcove suitable for a range cooker and a large central island incorporating a breakfast bar. Beyond the

kitchen / breakfast room is an extremely generous laundry room and boot room.

Also on the ground floor is a large study complete with fitted book cases and an extremely generous triple aspect family room with a full height vaulted ceiling and large feature fireplace.

From the hall, a staircase ascends to the first floor where all bedrooms can be reached via a central landing. The master bedroom is particularly spacious with a built in wardrobe and en suite bathroom with both a bath and separate shower. There are four further double bedrooms, three of which have built in wardrobes and there are also a further bathroom with both bath and separate shower and a further shower room.

Overage Clause

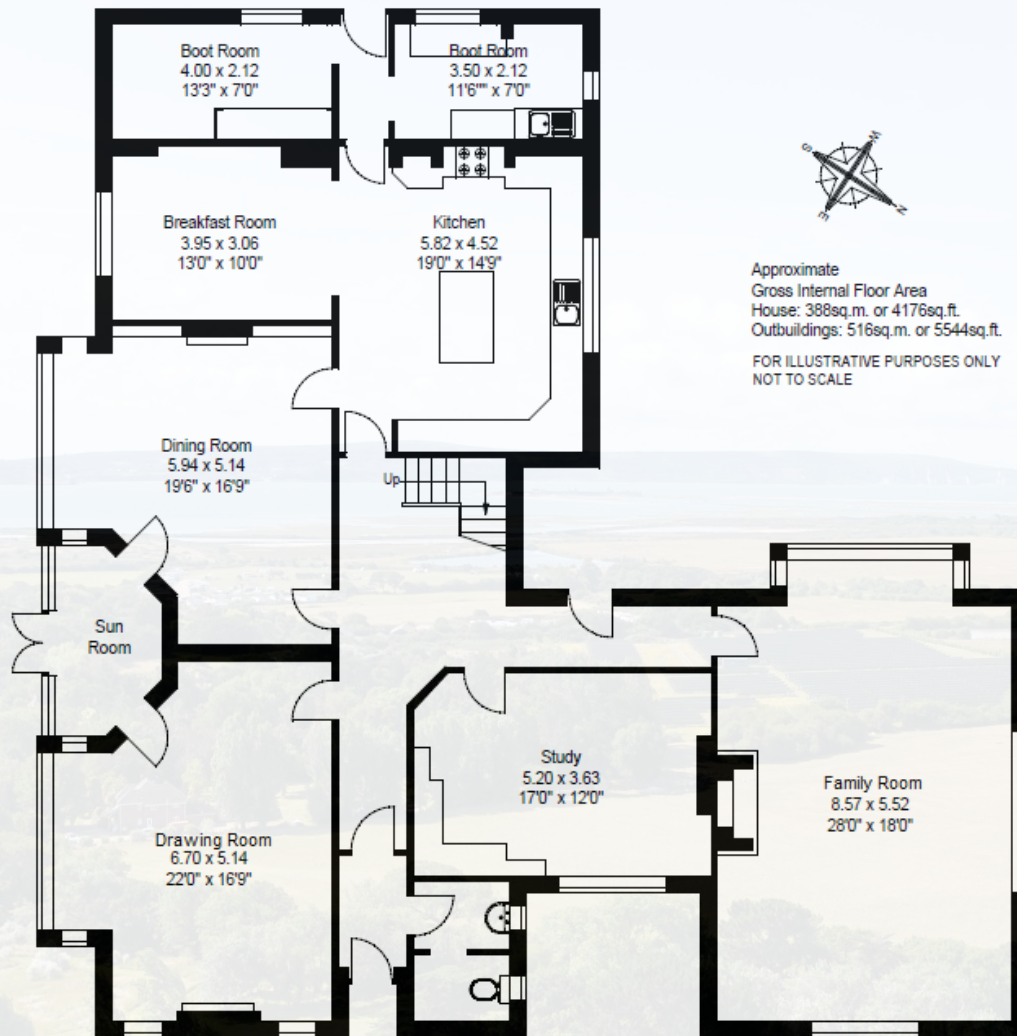
Due to the potential for future development on the land it is the vendors' intention that that, in the event planning permission is granted for additional residential properties on the site then 25% of the uplift in value will be payable to the current vendors. This condition applies for 25 years from the date of sale.







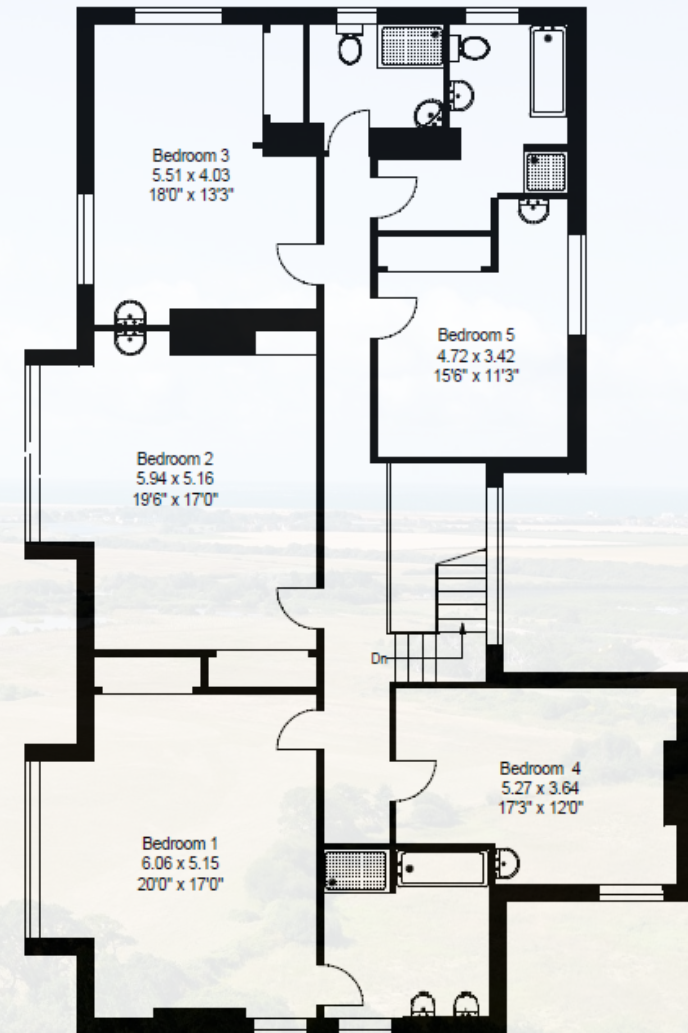
MAIN HOUSE



Ground Floor

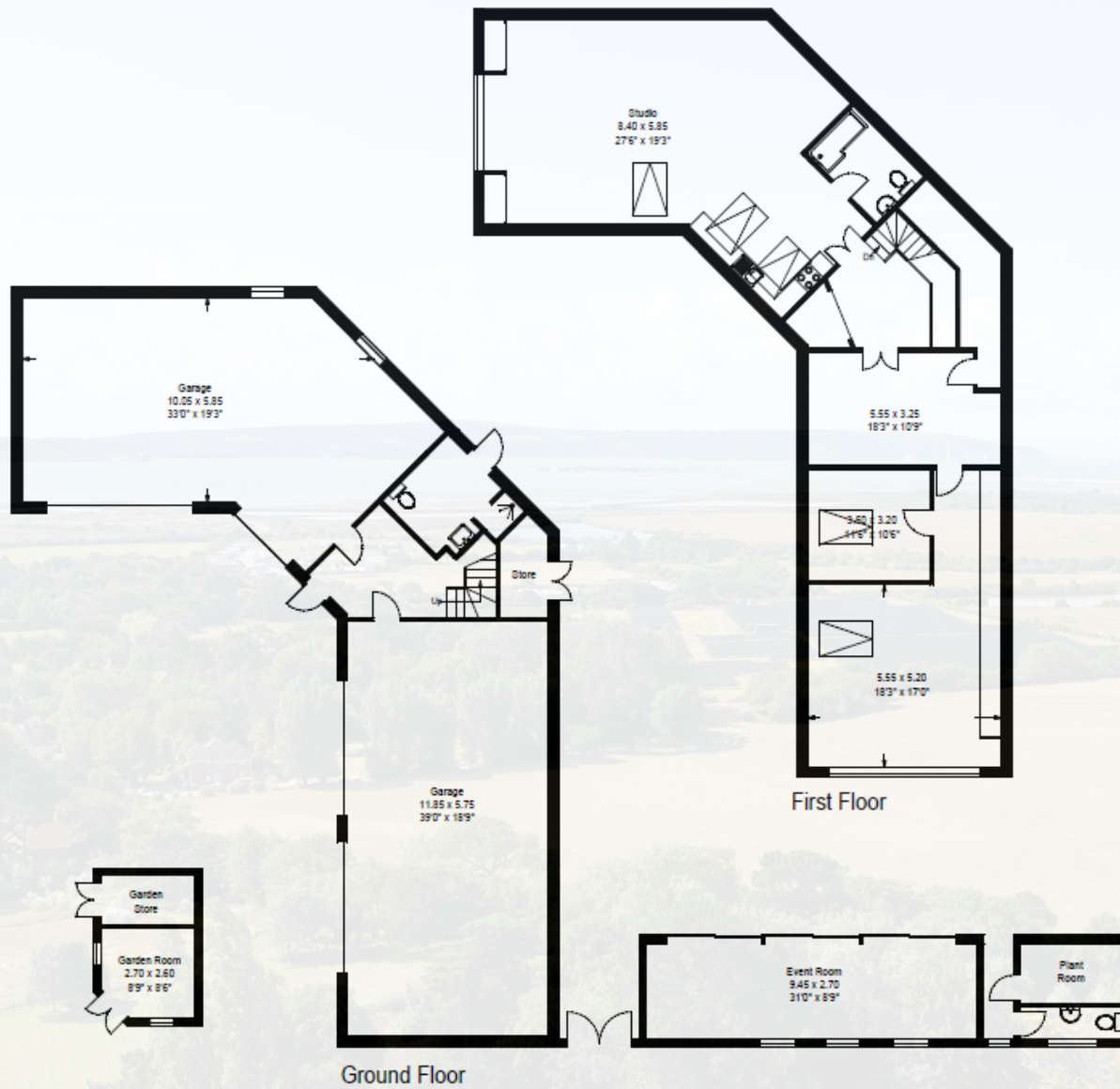


Approximate
Gross Internal Floor Area
House: 388sq.m. or 4176sq.ft.
Outbuildings: 516sq.m. or 5544sq.ft.
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

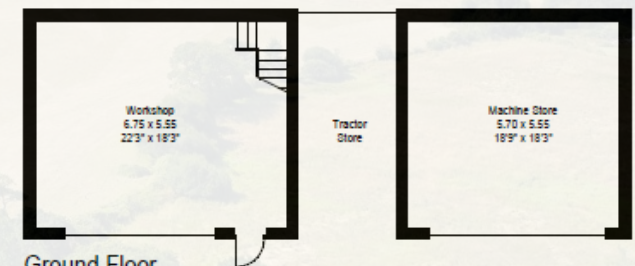


First Floor

OUTBUILDINGS



First Floor



Ground Floor





There are extensive outbuildings with garaging for 10 cars as well as ancillary accommodation with two bedrooms, large living room and shower room.

Grounds & Gardens

The house is approached via a wide, sweeping drive past lawn banks and verges which provide a very pleasing approach as well as providing a noticeable sense of privacy. There is a large turning and parking area at the end of the drive which provides access to both the main house and the extensive garage block.

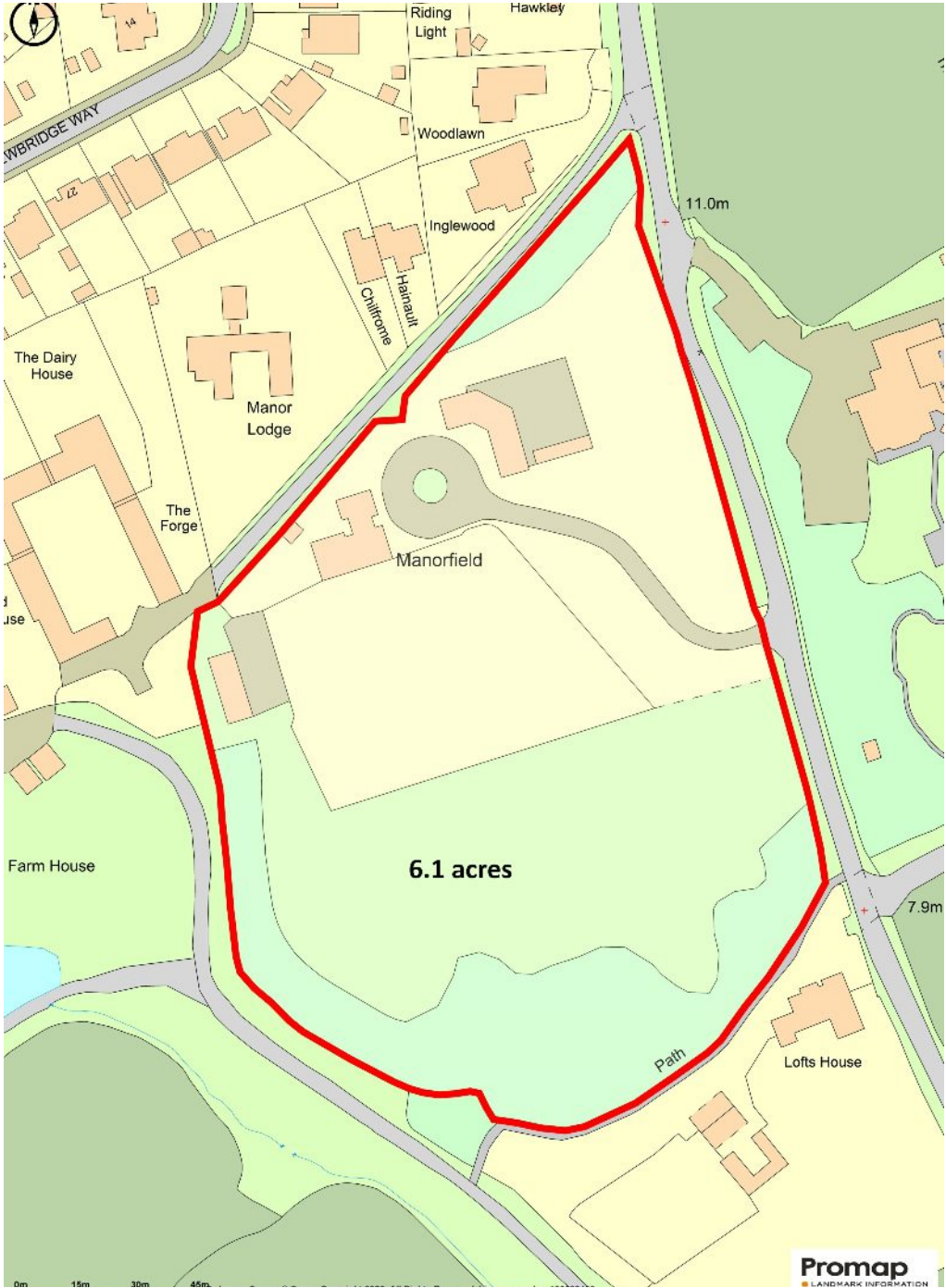
The principal garage block is particularly impressive and provides garaging for seven cars. Also on the ground floor is a pedestrian door to the building which leads to a staircase hall with access to all garages and a door to a shower room which services the swimming pool to the rear. The upstairs has been divided into rooms currently used as living and bedroom space.

To the rear of the garage block is a large walled garden containing an outdoor pool surrounded by a sheltered and private terrace beyond which lie further outbuildings ideal for storage.

The grounds extend to approximately 6 acres which predominantly lie to the south of the main house and the area immediately in front of the house are laid to lawn with mature shrubs and trees providing further interest and colour. Both the house and grounds offer an extremely peaceful and private setting with extensive paddocks extending to the south of the formal gardens. To the western edge of the property lies a further outbuilding providing additional garaging for three cars, covered storage and a store room above accessed via an internal staircase. There is a separate vehicular access to this area.

To the rear of the house is an enclosed and secluded walled kitchen garden which is paved and provides an additional attractive area ideal for entertaining.







The Situation

The house sits on a charming leafy lane just to the south west of Lymington and close to open parks, marinas and sea front walks. The house and grounds are extremely private and peaceful while remaining highly convenient for Lymington's recreational facilities. The open spaces of Woodside Park lie to the east with extensive open coastal spaces lying to the south where there are several rural pubs and the starting point for superb coastal walks to Lymington marinas in the east and Keyhaven & Milford on Sea to the west. Lymington lies just to the north east and has a weekly Saturday market as well as a historic High Street offering a range of pubs, restaurants, boutique shops and chain stores. There are a wealth of sailing clubs and marinas providing exceptional access to The Solent. The New Forest National Park lies to the north with excellent walks and cycle rides over the unspoilt open countryside. There are two direct trains per hour to London Waterloo from Brockenhurst Station (6 miles) taking approximately 1h 40m.

Directions

From Lymington take the A337 west towards Christchurch. At the Pennington roundabout take the first left and then turn immediately right into Lower Pennington Lane. Continue for approximately 0.4 miles and the drive to the property will be found on the right hand side.





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

Services

All mains services are connected.

Council Tax: Band H

EPC Rating: E (current 48, potential 76)

Superfast Broadband with speeds of up to 45 Mbps is available at the property

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Notice

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:

74 High Street, Lymington, Hampshire, SO41 9AL
T: 01590 674222 E: lymington@spencerscoastal.com

www.spencerscoastal.com