



Plot 13 Aubretia Place

Farmers Walk, Everton, Lymington, SO41 0BF



S P E N C E R S



Occupying a most secluded position overlooking open green space this charming semi-detached house has been finished to an extremely high standard featuring a Neptune kitchen along with two private parking spaces and a detached single garage. There are also numerous energy efficiencies including solar panels and air-source heat pump.

The Property

Built with traditional brick elevations the house features intricate detailing including an attractive string course at first floor level. There is an attractive canopy porch with brick enclosing walls and side access to the rear garden. The front door opens to the entrance hall with staircase to the first floor. There is a generous kitchen with integrated Neff appliances and quartz work surfaces which opens on to the sitting / dining room complete with bi-fold doors opening on to the garden.

On the first floor the main landing provides access to the master bedroom which overlooks the garden and has an en suite shower room. There is a further double bedroom and an additional single bedroom as well as a family bathroom with panel bath, wc and wash hand basin.

£585,000





ROYAL LYMINGTON YACHT CLUB



NEARBY MILFORD ON SEA BEACH



The house is set in a prime position overlooking open green space on this superb new development close to the centre of the village.

Grounds & Gardens

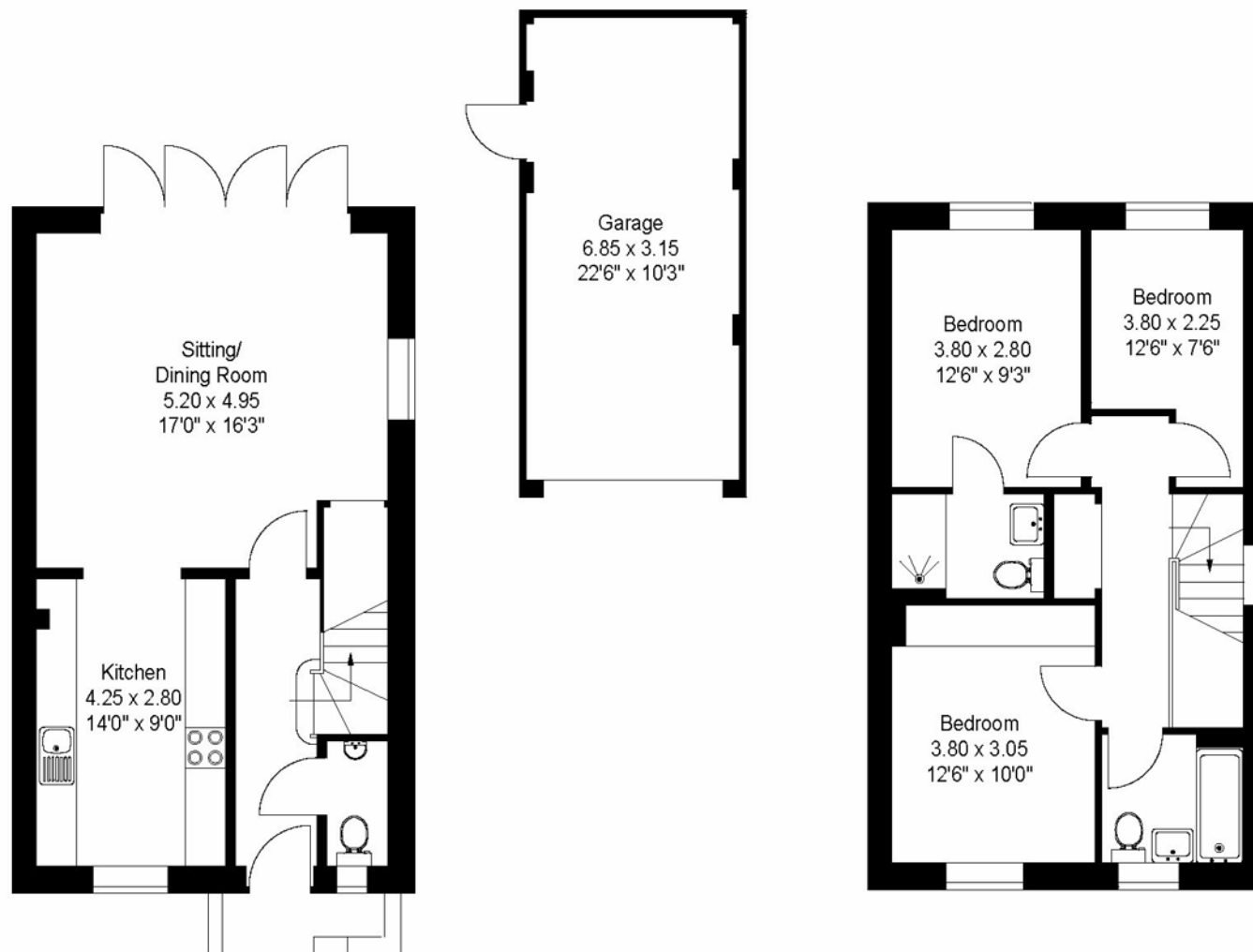
The house is approached via a short garden path to the front porch and there is side access to the rear garden down the side of the property. To the side of the house are two private parking spaces and a detached single garage with electrically operated up and over door. The rear garden faces east and has a paved terrace immediately adjacent to the rear of the house beyond which there is a landscaped garden. There is also 32 amp EV car charging point.

The Situation

Everton is a vibrant village with a village shop and a highly regarded public house as well as an excellent garden centre with cafe to which there is direct access from Aubretia Place. The Milford on Sea Primary School is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants. The Georgian market town of Lyminster is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery. New Milton (2.5 miles) has a wide range of shops including M&S Food, a weekly market and a mainline railway station with direct services to London Waterloo taking under 2 hours. There are excellent schools nearby with Durlston at Barton on Sea and Ballard at New Milton.

The wide open spaces of the New Forest provide endless opportunities for exploration and recreation with endless walks and miles of cycle paths and bridleways. There are beaches close by at Barton on Sea and Milford on Sea as well as access to secluded coves for bathing between the two villages. Sailing facilities nearby are excellent with renowned sailing clubs and marinas in Lyminster which lies 4 miles to the west. A wider range of shops and entertainments can be found in Bournemouth (14 miles) and Southampton (22 miles).

FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 97sq.m. or 1044sq.ft.
Garage: 22sq.m. or 237sq.ft.

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NOT TO SCALE

Kitchens and utility rooms,
thoughtfully designed by Neptune.



Directions

From Lymington head west towards Christchurch. On arriving in Everton, continue past the village green and after about 800 yards, turn right into Everton Road. Continue for about 50 yards before taking the first turning on the left in to Farmers Walk. Continue to the end of the road where the entrance to Aubretia Place will be found on the right hand side.

Additional Information

Tenure: Freehold

Council Tax: tbc

Predicted EPC Rating: B

Property Construction: Brick elevations and slate roof

Structural Warranty: The house will be independently surveyed during construction by ICW, the structural warranty provider who will issue their 10-year structural warranty certificate on completion of the home.

Utilities: Mains drainage, water and electricity. No mains gas supply.
Heating: Heating via air source heat pump with underfloor heating on the ground floor and radiators on the first floor.

Broadband: The development benefits from Full Fibre connection.

Parking: Private driveway and single garage

Agents Note: Please note that some of the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only. Please note that E.G Dunford Ltd reserve the right to alter the specification during the construction period.

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.





LYMINGTON QUAY

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