



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

10 Haglane Copse

Pennington • Lymington • SO41 8DT



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Offered chain free and located in a quiet cul-de-sac, this three bedroom detached house offers spacious and versatile accommodation with annex potential. The property benefits from a detached garage, garden office, driveway parking for multiple vehicles and a private mature garden.



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£625,000

Key Features

- Large sitting/dining room with feature fireplace
- Ground floor bedroom three/reception room
- Large master bedroom and second double bedroom, both with eaves storage
- Driveway parking and detached garage with additional garden office
- Offered for sale with no forward chain
- EPC Rating: D
- Dual aspect family room with fireplace
- Conservatory with views over the garden
- First floor shower room
- Mature garden which wraps around the property, offering a high degree of privacy
- Annex potential



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Description

This spacious and versatile three bedroom detached house is offered for sale with no forward chain and benefits from a detached garage and additional garden office, driveway parking for multiple vehicles and is located in a quiet cul-de-sac, within easy reach of both the village centre and Lymington High Street.

Door leading into the porch with front door and side glazed panels leading into the entrance hall. Stairs leading to the first floor with understairs storage cupboard. Cloakroom with WC, wash hand basin and obscure window to the side aspect. Door to the left into the dual aspect living room, with feature fireplace with inset gas fire and marble effect hearth and mantle piece. Large window to the front aspect and two further windows to the side aspect. Built-in shelving and alcove. Double doors opening into the conservatory, with windows to all sides enjoying views over the garden and double patio doors opening out to the paved patio area. From the hallway, door into the kitchen, with a range of floor and wall mounted cupboard and drawer units and inset stainless steel single bowl and drainer sink unit with taps and tiled splashbacks. Built-in eye level electric oven, four ring electric hob with extractor over. Wall mounted gas fired central heating boiler. Space and plumbing for washing machine. Space for tall fridge freezer. Window and double glazed door leading out to the rear garden. Dual aspect dining room with feature gas fire, two high windows to the side aspect and a large window to the rear aspect overlooking the garden. This room could be used as fourth bedroom if needed. Bedroom three has a box bay window to the front aspect and window to the side aspect and could be used as an additional reception room.

First floor landing. Large master bedroom with windows to the front and side aspect, built-in wardrobe and further area of eaves storage. Double bedroom two with built-in wardrobe, further area of eaves storage and windows to the front and side aspect. Family shower room with large walk-in

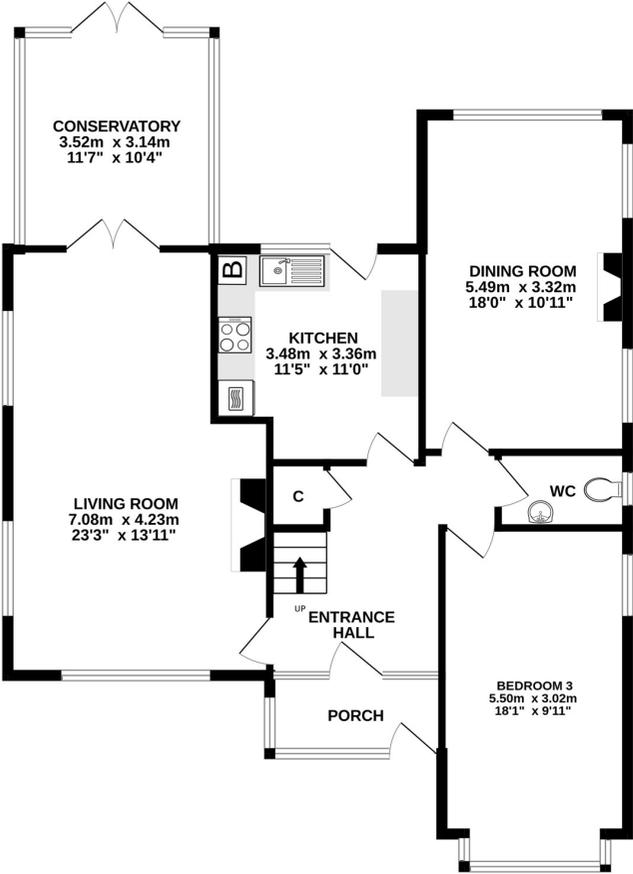
shower cubicle with mixer shower, pedestal wash hand basin with single taps, low level WC, radiator, obscure window to the rear aspect. Airing cupboard housing the hot water cylinder and shelving for linen storage and separate storage cupboard.

Outside to the front, there is driveway parking for several vehicles, leading up to the detached garage, with power and light, an up and over door and a pedestrian door to the side. Built on to the rear of the garage is a useful garden office, with power and light and has windows to the side and rear and sliding doors to the rear leading out to the rear garden. There is an outside tap and there are pedestrian wooden gates either side of the house, providing access through to the rear garden. The garden wraps around the property and is mainly laid to lawn with a patio area adjacent to the rear of the property with an inset flower bed with established rose bushes. Path leads all around the property and there is a shingled area suitable for a rotary washing line. The mature garden offers a high degree of privacy and there are various trees, shrubs and hedges interspersed throughout.

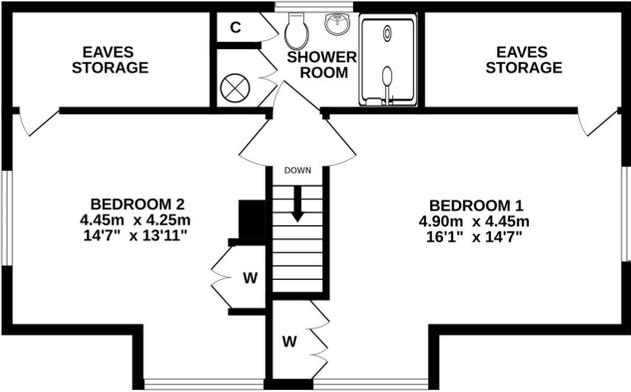
The property is located within a level walk of the local village shops and is also within easy reach of local primary and secondary schools as well as the popular leisure centre. The beautiful Georgian market town of Lymington is close by with its many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

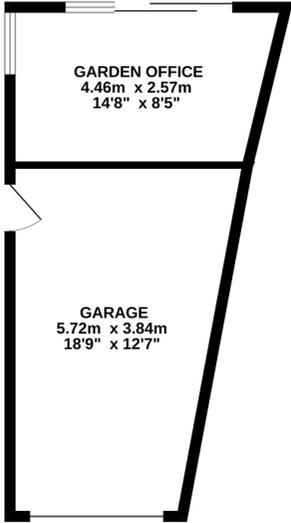
GROUND FLOOR
98.9 sq.m. (1065 sq.ft.) approx.



1ST FLOOR
56.5 sq.m. (608 sq.ft.) approx.



OUTBUILDING
29.6 sq.m. (319 sq.ft.) approx.



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TOTAL FLOOR AREA : 185.0 sq.m. (1992 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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