



95 WAINSFORD ROAD • PENNINGTON • LYMINGTON • SO41 8GG

£695,000

With stunning views over Pennington Common, this beautifully presented three bedroom detached cottage has been refurbished in recent years and retains charm and character and benefits from a private south facing mature garden, garage and driveway parking and within a few minutes level walk of local shops and amenities.



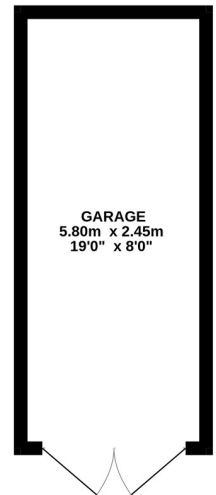
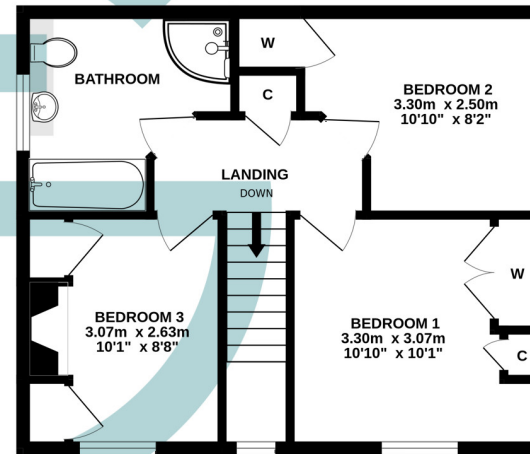
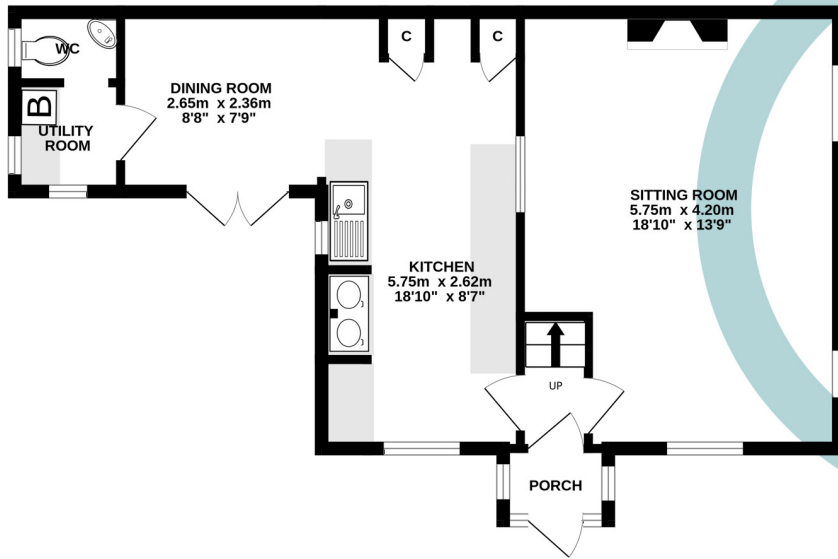
FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR

1ST FLOOR

OUTBUILDING
14.2 sq.m. (153 sq.ft.) approx.



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TOTAL FLOOR AREA : 104.4 sq.m. (1124 sq.ft.) approx.
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Property Specification



- Farmhouse style kitchen open plan to the dining room ideal for entertaining
- Cosy sitting room with log burner, feature beam and two windows with views over Pennington Common
- Utility room and cloakroom
- Three first floor bedrooms, two of which afford beautiful views over Pennington Common
- First floor family bathroom
- Beautiful south facing garden and patio area with pergola
- Driveway parking and detached garage
- Sympathetically refurbished throughout to a high standard maintaining charm and character features

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Charming three bedroom detached cottage that has been sympathetically renovated in recent years and provides spacious living accommodation and three good size bedrooms, with the benefit of a mature south facing garden, detached garage and driveway parking.

Door leading into the porch, with front door into the entrance hall with stairs rising to the first floor and door to the right into the dual aspect sitting room. This cosy room has a mantelpiece with inset feature log burner, being a real focal point of this lovely room, with oak flooring, beam, bespoke shelving and two windows to the front aspect affording views over Pennington Common and a internal window looking through to the kitchen. The beautiful kitchen has a comprehensive range of farmhouse style floor and wall mounted cupboard and drawer units with worktop over and inset one and a half bowl single drainer sink unit with mixer tap and splashbacks. Space and plumbing for dishwasher, space for tall fridge freezer, gas AGA and electric Rangemaster oven and hob, window to the side aspect, open plan leading round to the dining room with space for dining table and chairs making this a great entertaining space with double patio doors opening out onto the terraced area with pergola. Door into the utility room with space and plumbing for washing machine, gas fired central heating boiler, windows to the side and rear aspect, cloakroom with low level WC, corner wash hand basin with storage cupboard under and window to the rear aspect.

First floor landing with airing cupboard and doors accessing the three bedrooms and bathroom. Master bedroom with built-in double wardrobe and separate cupboard, windows to the front and side aspect overlooking the Common. Double bedroom two with built-in wardrobe and window to the front aspect benefitting from beautiful

views over the Common. Bedroom three with feature wrought iron fireplace with built-in cupboards either side and window to the side aspect. Family bathroom with modern suite comprising panelled bath unit with mixer tap and shower attachment, low level WC with enclosed cistern, wash hand basin with vanity storage under, separate walk-in shower cubicle, heated towel rail, fully tiled walls, window to the rear aspect.

Outside, there is a beautiful well established mature private south-facing garden. There is a charming pergola with grape vines growing up adorning the patio area offering a lovely shaded area for al-fresco dining. To the front of the property there is a gravelled driveway providing parking for multiple vehicles, with an oak gate and flanked by sleeper borders packed full of various plants and shrubs. Beyond lies a detached garage, offering ample space for vehicles and storage.

This charming property is positioned with a beautiful view overlooking the common, and just a few minutes 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.





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