



Bay Tree House

*Fox Pond Lane, Pennington, Lymington, SO41 8FW*

SPENCERS  
COASTAL





# BAY TREE HOUSE

FOX POND LANE • LYMINGTON

*A remarkably spacious house offering beautifully presented accommodation extending to 2,150 sq ft, a garage and off street parking as well as an attractive and secluded rear garden in a highly convenient position close to both shops and open countryside.*

## Ground Floor

Living Room • Kitchen / Dining Room • Study • Utility • Cloakroom

Spacious hallway with built-in cupboards for coats and dedicated shoe cupboards and seating area

## First Floor

Master Bedroom with En Suite • Bedrooms 2 & 3 • Bathroom

## Second Floor

Bedrooms 4 & 5

**£1,195,000**





## The Property

The house has a deceptively large footprint and is arranged with its principal living room overlooking the attractive and peaceful garden.

The house is beautifully presented benefiting from underfloor heating throughout the ground floor and combines open plan spaces with individual living areas creating a highly appealing arrangement of space. The front door opens to a generous hall with built in coat cupboards, dedicated shoe cupboards and seating. From here there is access to the garage and a staircase leads to a room above the garage that could make a versatile hobby/play room, a gym or store room.

floods in via both south and west facing aspects. Part of the room has been arranged as a library with fitted bookshelves and chairs for reading while the remainder is devoted to a very spacious sitting room with a central chimney breast complete with wood burning stove.

Accessed from this room via double doors is a separate study. There is also a utility room with a further side/back door with access to the front and rear of the property. The utility room also has extensive storage including a full height linen cupboard. A cloakroom with wc completes the ground floor accommodation.



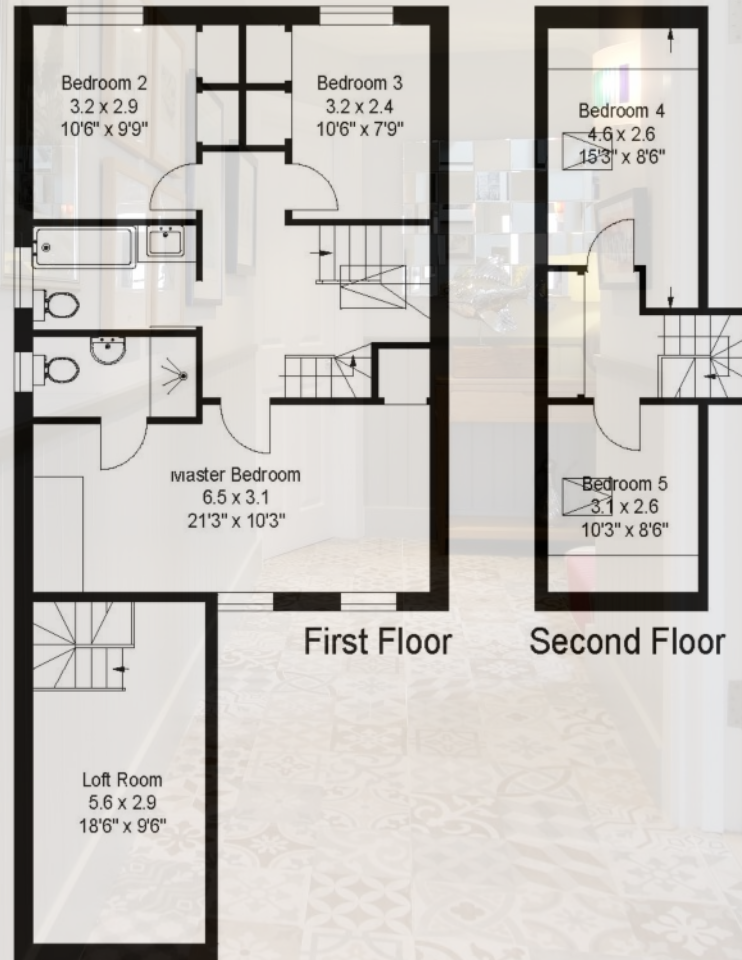
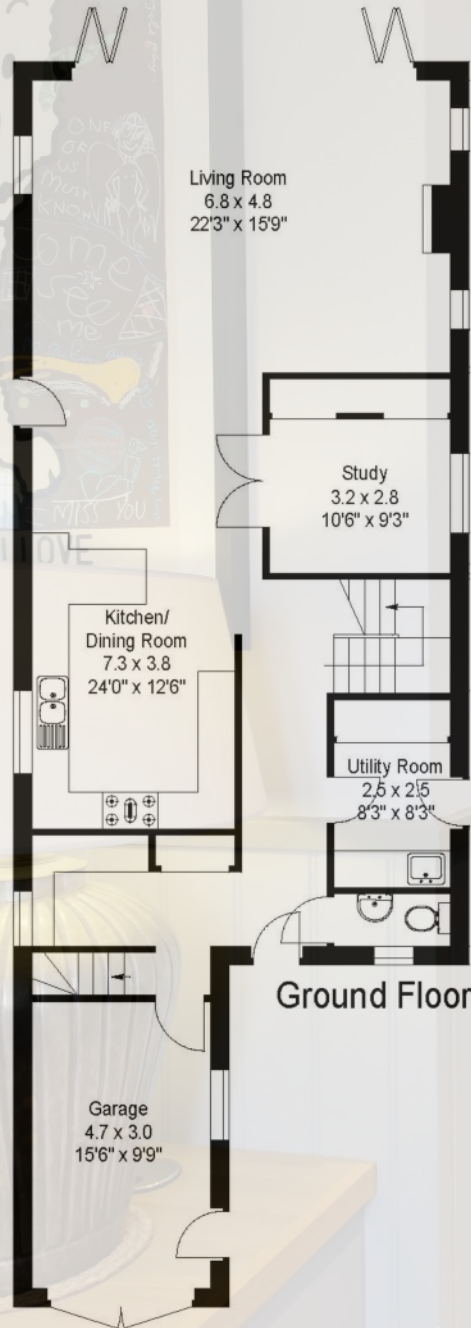
The main living space on the ground floor lies to the rear of the house and comprises a superb, recently fitted kitchen with a range of built in cupboards and integrated appliances including a Miele induction hob with integrated extraction fan, a range of Siemens ovens & warming drawer, hot water tap, sink macerator and water softener. The kitchen is divided from the dining area by a wide breakfast bar adjacent to which is a back door providing side access to the rear garden. Beyond the dining area, the room widens into a vaulted ceiling and bi-fold doors maximising the light that

From the hall, stairs rise to the first floor where there is a master bedroom complete with fitted wardrobes and an en suite shower room. There are two further bedrooms, both of which have built in wardrobes, and family bathroom accessed from the landing which also has a staircase to the second floor where there are two further bedrooms with extensive cupboard and storage space.





# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 210 sq.m. or 2260sq.ft.  
(Including Garage)

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*The property is located in a pretty no-through lane.*

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## Grounds & Gardens

To the front of the house is a gravel off street parking area with space for 2-3 cars that also provides access to the integral garage. To the rear of the house is a wooden decked terrace accessed from the living room via wide bi-fold doors. Beyond the terrace the garden is mostly laid to lawn with mature borders and a summer house.



## The Situation

Fox Pond Lane is a pretty no-through lane just to the south west of Lymington and is highly convenient for the shops of Pennington and Lymington High Street with its Saturday market and range of cafes, boutiques and restaurants. The lane is accessed via leafy Lower Pennington Lane which itself leads to the open spaces of the Lymington coastline offering glorious walks along the sea wall. Also nearby are the renowned sailing facilities of Lymington with the New Forest National Park lying just to the north and offering endless walks and cycle paths.



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

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## Services

Energy Performance Rating: C Current: 78 Potential: 83

Council Tax Band: F

All mains services are connected

## Directions

From Lymington High Street, head east towards Christchurch. At the Pennington roundabout take the first exit and then turn immediately right into Lower Pennington Lane. After about 300 yards, take the turning on the right into Fox Pond Lane. The house will be found on the left hand side after about 75 yards.

## Important Notice

Spencers of Lymington 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.



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For more information or to arrange a viewing please contact us:

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