



49 Ramley Road,

*Lymington, SO41 8GZ*

SPENCERS  
COASTAL





*A beautiful brand new detached home positioned on the edge of Pennington Common and enjoying an unspoilt open outlook. The property extends to over 1,200 square feet with open plan living on the ground floor which opens via bi-fold doors onto an attractive garden to the rear.*

## The Property

This newly completed home has been carefully designed and built by Lanta Homes and offers a full 10 year NHBC warranty. The accommodation has been finished to a high standard with a superb open-plan kitchen / dining / sitting room at the rear of the house offering access to the garden via full width bi-fold doors. The kitchen benefits from Neff appliances throughout.

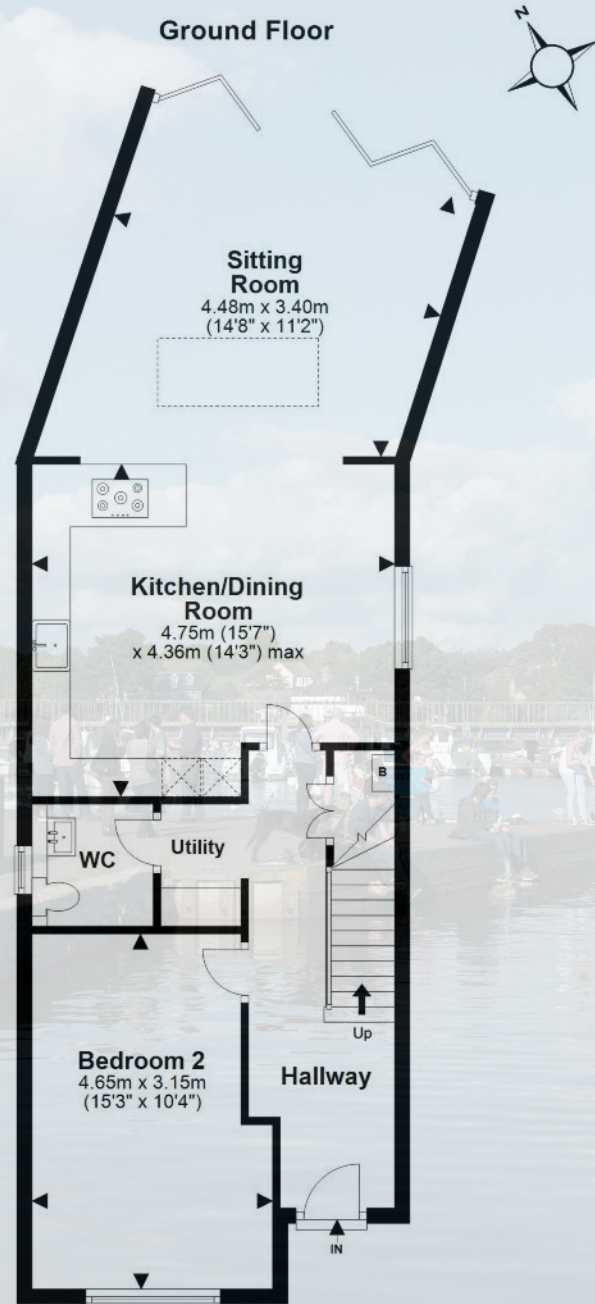
Also on the ground floor is a double bedroom, a utility space and cloakroom with wc.

On the first floor, the master bedroom has an en suite shower room and views to the front of the house over the common. There are two further bedrooms and a family bathroom complete with panelled bath, basin and wc.

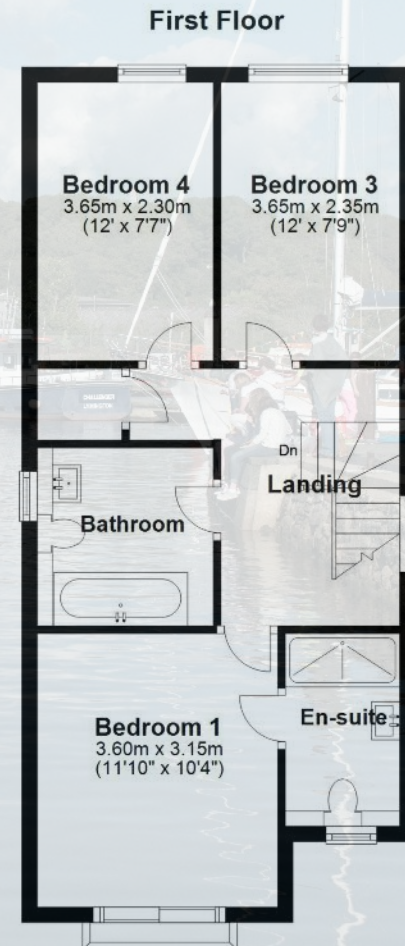
**£765,000**



FLOOR PLAN



Approx Gross Internal Area  
118.6 sqm / 1276.3 sqft





*The property benefits from off street parking for two cars at the front.*

## Outside

Bi fold doors open onto a landscaped rear garden featuring a paved terrace immediately to the rear of the house beyond which lie level lawn.

## The Situation

Positioned on the edge of Pennington the property benefits from an open rural outlook ideal with the nearby common offering space for recreation and dog walks. The centre of Pennington is a level 0.3 mile walk away where there are a range of convenience shops, a Tesco Express and pharmacy. Pennington also has both primary and secondary schools within easy reach of the property.

To the north lie the open spaces of the New Forest National Park with further day-to-day and entertainment facilities in neighbouring Lymington which is also a very well regarded sailing centre.





## Directions

From Lymington take the road towards Christchurch and soon after passing the Shell garage on the left, turn right onto South Street. Continue through the village of Pennington and you will see the common on your left hand side. The property will be found on the right hand side after about a third of a mile.

## Services

Energy Performance Rating: TBC Council Tax Band – TBC

All mains services are connected.

Property Benefits;

MVHR (Mechanical Ventilation with Heat Recovery) - This system provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building. Heat Recovery Ventilation is the solution to the ventilation needs of energy efficient buildings.

SIP construction - Air tight and extremely energy efficient

Wet underfloor heating ground floor

Vado bathroom fitting

Merlyn Shower Screens

Corston Architect - Sockets and Switches

French engineered oak flooring

## Important Information

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, SO41 9AL

T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)