



Penn Cottage

103 Ramley Road, Pennington, Lymington, SO41 8GY

SPENCERS
COASTAL





A recently renovated 4-bedroom detached cottage, offering a perfect blend of modern comfort and timeless charm.

The Property

A covered entrance porch opens onto the spacious entrance hall with stairs to the first floor with storage underneath. The sitting room is off here with a brick fireplace with wood burning stove, exposed beams and a range of book shelves.

The hallway leads onto the spacious open plan kitchen/ dining room – the heart of the house. This inviting space boasts a recently fitted kitchen adorned with a range of integrated appliances, creating a seamless culinary experience. With brand new flooring adding a touch of sophistication, complementing the contemporary design. The dining room also has exposed beams with a door through to the inner lobby that leads through to a ground floor cloakroom and study.

£675,000

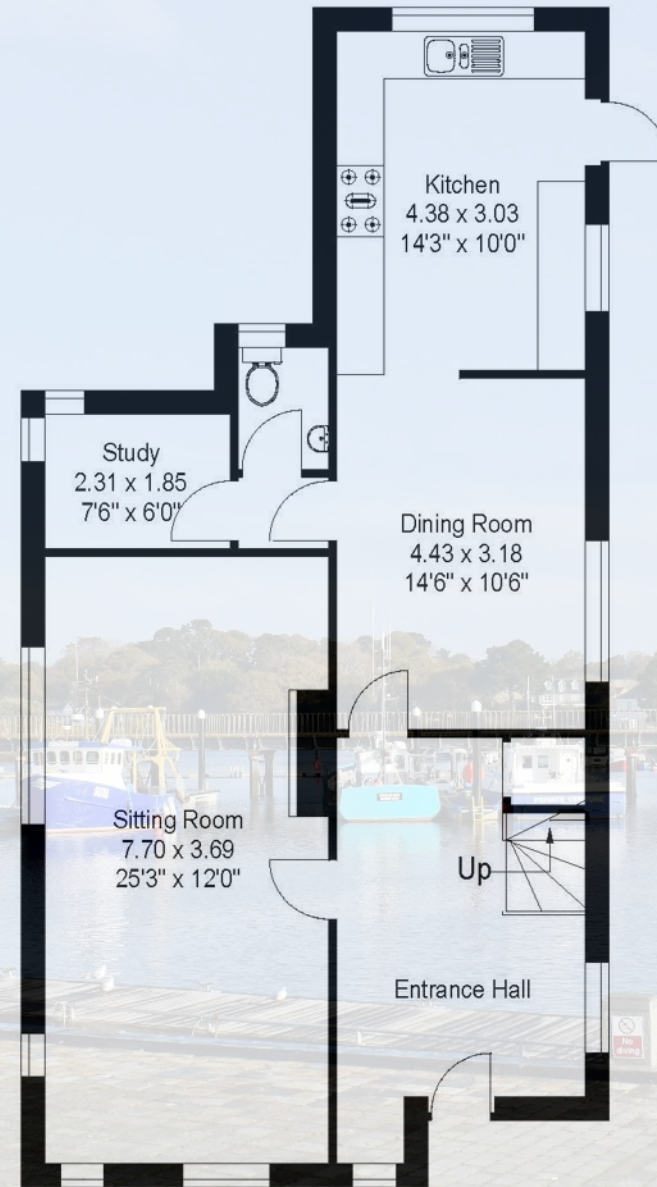


FLOOR PLAN

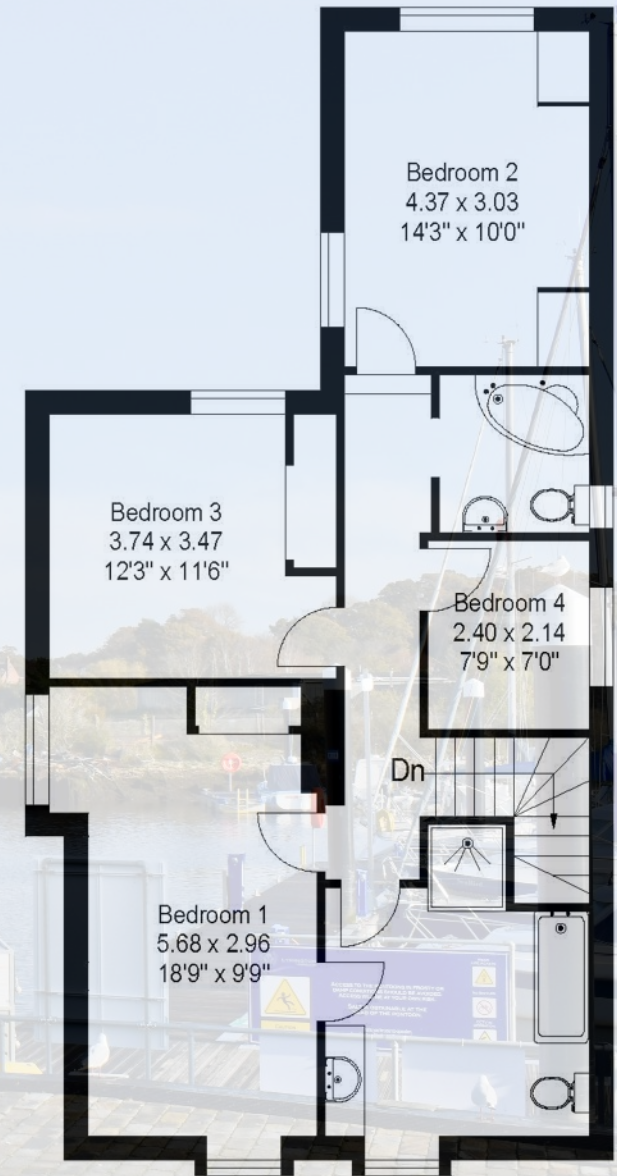
Approximate
Gross Internal Floor Area
House: 155sq.m. or 1668sq.ft.
Garage: 27sq.m. or 291sq.ft.

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NOT TO SCALE



Ground Floor



First Floor



The house occupies a corner plot to the north of Lymington and a short drive to the open forest with lawned gardens and a double garage.

The Property continued . . .

Stairs lead to the first floor landing. The master bedroom has a range of fitted wardrobes, drawers and vanity unit with an en-suite jack and jill bathroom consisting of a modern three piece suit. Bedroom two is also a double with built in bedroom furniture. Bedroom three has fitted wardrobes as does the single bedroom four. The family bathroom with three piece suit completes the family accommodation.



Situation

The property is set on a corner plot and is located a short walk from the open spaces of Pennington Common, which is ideal for recreation and dog walks. The New Forest National Park lies just to the north providing distinctly rural countryside yet retains the convenience of proximity to the shops and local businesses in nearby Pennington. Lymington's High Street is a mile away offering a wide range of shops, restaurants and cafes as well as renowned sailing and marinas.



Grounds & Gardens

The front garden is mainly lawned with mature flower beds, shrubs and bushes and a pedestrian gateway with a path to the front door. The property has a parking area accessed from Northover Road for two cars and access to a double garage with electric roller door with power and light. The rear garden is lawned with a raised terrace, greenhouse and a wooden shed/log store.

A good size terrace adjacent to the property and lawn beyond with further terrace and greenhouse, the boundaries are fence and hedge, adjacent to the kitchen door is a range of useful log and garden implement stores.



Directions

From our offices in Lymington head towards the top of town and leave Lymington heading towards New Milton and Christchurch. Go straight over at the roundabout next to the Shell garage and take the second turning on the right into South Street. Continue past the shops in the centre of Pennington continuing straight on onto Ramley Road. Pass Pennington Common on your left and continue further half mile. Penn Cottage is on the left hand side on the corner of Northover Road.



Offered chain free.

Services

Energy Performance Rating: D Current: 59 Potential: 80
Council Tax Band: E
All mains services are connected.

Points of interest

Lymington Quay	2.3 miles
Waitrose Lymington	1.5 miles
Walhampton (Private School)	3.0 miles
Priestlands Secondary School	0.9 miles
Lymington Hospital	2.8 miles
Brockenhurst Train Station	5.9 miles
Brockenhurst Tertiary College	6.2 miles
The Pig	6.8 miles

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:

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