



Oaks Mead

Centre Lane, Everton, Lymington, SO41 0JP

SPENCERS
COASTAL





OAKS MEAD

EVERTON • LYMINGTON

Within a short walk from the village shop and pub and set in a generous plot with extensive parking this spacious detached house enjoys a superb rural outlook from the sitting room, principal bedroom and garden.

Ground Floor

Sitting Room • Kitchen/Breakfast Room • Family Room • Study • Conservatory • Utility Room • Cloakroom

First Floor

Principal Bedroom with Dressing Room, En Suite and Balcony • Two Further Bedrooms • Family Bathroom

Outside

Detached Garage

£895,000



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The Property

The front door opens to a generous staircase hall from which there are glazed double doors opening to the triple aspect sitting room enjoying far reaching glorious views over the neighbouring open fields. The fireplace acts as a focal point to the room and double doors open on to the conservatory which also enjoys a spectacular outlook to the garden and surrounding countryside. Also on the ground floor is a dining room, study and wc. The kitchen / breakfast room has modern fitted wall and base units and a useful adjoining utility room with a door to the garden.

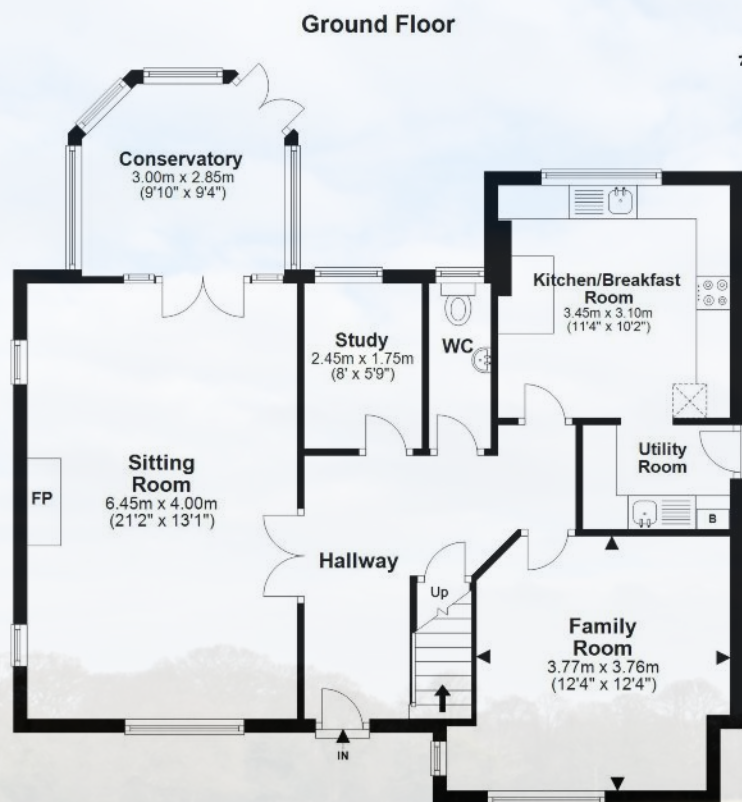
There are two further bedrooms and family bathroom all of which are accessed via the landing.



Upstairs, the dual aspect principal bedroom is particularly well proportioned with a dressing area and en suite shower room. There are also glazed double doors to a balcony enjoying panoramic views of the surrounding countryside across the nearby open fields.



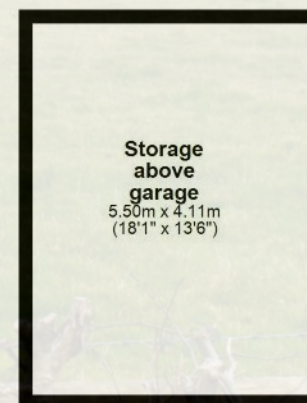




Approx Gross Internal Areas

House: 146.8 sqm / 1580.4 sqft
Garage: 51.3 sqm / 551.9 sqft

**Total Approx Gross Area:
198.1 sqm / 2132.3 sqft**







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Offered in good condition, there remains significant potential to enhance the house to maximise its glorious setting.

Grounds & Gardens

The house is approached through double gates mounted on brick piers which lead to an extensive gravel turning and parking area where there is also a detached garage. To the rear is a charming garden which is part paved terrace and partly laid to lawn, which contains mature planting yet remains well secluded and designed to take full advantage of the delightful open views over the adjoining fields.

Directions

From our offices in Lymington, proceed up the High Street and enter the One Way system. Keep left on to Stanford Hill sign posted Pennington. At the roundabout go straight across on to the A337 Milford Road. Continue past the parade of shops at Pennington, past the Otter Nurseries on your left and approximately half a mile turn right at the Hyundai Garage, where you will see the Crown pub straight in front. Bear right at the pub down the lane ignoring the lanes to the right and left. As the road comes to an end you will find the house on the right hand side.



The Situation

The house occupies an exceptional position overlooking adjoining open fields with far reaching views from the principal rooms. The house is located at the end of a quiet country lane yet not far from the centre of the village and within easy reach of local amenities which include a village shop/Post Office, garden centre, church and popular village pub/restaurant. Approximately one and a half miles to the west lies the coastal village of Milford on Sea which offers a wealth of shops, bars and restaurants as well as a safe swimming beach. The famous Georgian market town of Lymington is two miles to the east and offers a wide range of shops, superb restaurants, a selection of boutiques and the Lymington Saturday market. For boating enthusiasts there are two marinas with both permanent and visitor moorings in Lymington and a sailing and dinghy club in nearby Keyhaven. The mainline railway station, serving London Waterloo in 1 hour 30 minutes, is 6 miles away in Brockenhurst and the railway station in Lymington has a branch service to Brockenhurst.

Services

Tenure: Freehold

Council Tax: G

Energy Performance Rating: D Current: 64 Potential: 76

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains gas, electric, water & drainage

Broadband: Unknown if property currently has a broadband connection however once ascertained superfast broadband with speeds of up to 56mbps is available at this property

Conservation Area: No

Tree Preservation Order: Yes

Parking: Private driveway & garage



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There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



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.



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

74 High Street, Lymington, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk