



1 Oliver Road

Pennington, Lymington, SO41 8GP



SPENCERS





A beautifully presented and extended three bedroom detached family home with off road parking, garage and a lovely lawned garden. Situated on a quiet no through road within close proximity to Pennington common, local amenities and schools.

The Property

A covered porchway leads to the front door which opens into a large hallway, ideal for coats, boots and umbrellas and a convenient ground floor cloakroom. plus under stairs storage cupboard. The bright and spacious lounge faces South with an open fireplace, parquet style wood floors and double doors leading through to the dining room with sliding doors to the conservatory over looking the rear garden. The kitchen has been extended to provide a lovely breakfast area with a range of fitted cupboards and work tops with ample space for white goods and a door through to the utility room and a further door to the rear garden.

£565,000



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The property is offered with no forward chain.

The Property continued . . .

Rising the stairs there are two double bedrooms and one single bedroom. Two of the bedrooms benefit from fitted cupboards. The master suite faces south and is a particularly light and bright room. The modern family bathroom suite completes the accommodation.



Situation

The house is located in the heart of the village in a quiet "no-through" road with the open Common only moments away, as well as a general store, Post Office and Tesco's Express positioned at the end of the road. Extensive leisure facilities are located within only five minutes walk, while schools for all age groups are all within walking distance, including the highly regarded Our Lady and St Joseph Catholic Primary School. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



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The famous Georgian market town of Lymington with the river, marinas and yacht clubs is under 2 miles away.

Grounds & Gardens

A five bar gate opens in to the drive providing ample off road parking with a single garage with side access. The front garden is secluded with high bushes and a large lawned area. A path leads around to the West facing rear garden which offers a well maintained lawned area with fence borders, mature plantings, hedges and bushes and a good sized patio area for alfresco dining.

Directions

From our office in Lymington, turn right and proceed up the High Street on to the one way system. Upon entering the one way system, keep left and proceed to the roundabout going straight across passing the Shell, Waitrose garage. Turn right into South Street and continue for a mile until you reach the church on your left. Turn right here into Oliver Road. The property is half way up on the left.



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

Services

Tenure: Freehold

Council Tax: E

EPC: E Current: 43 Potential: 79

Property Construction: Brick elevations and tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

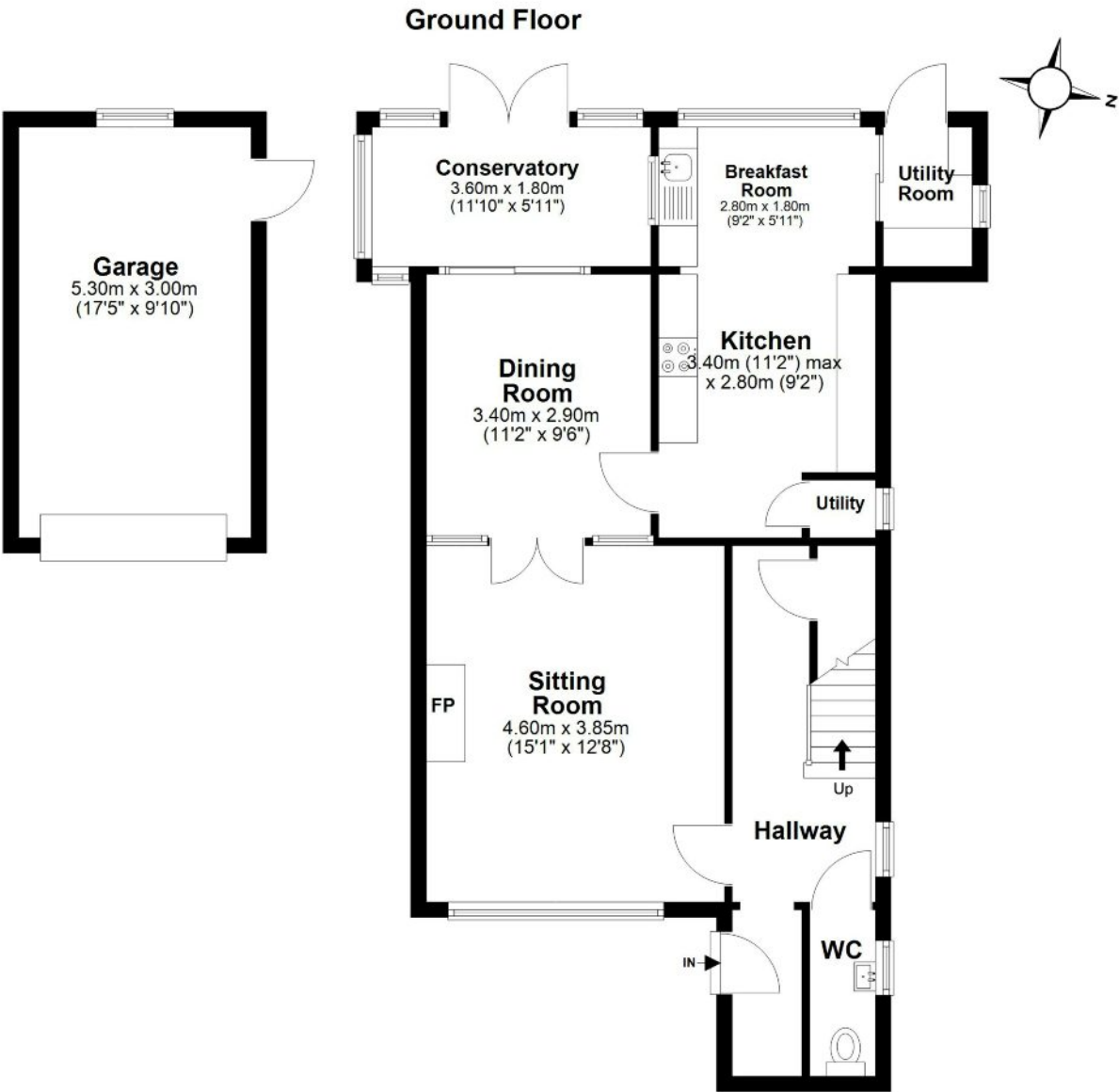
Broadband: Superfast broadband with download speeds of up to 80mbps available at this property (ofcom)

Parking: Private driveway and garage

Important Information

Spencers 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.

FLOOR PLAN



Approx Gross Internal Areas

House: 112.6 sqm / 1211.9 sqft
Garage: 16 sqm / 171.5 sqft

Total Approx Gross Area:
128.6 sqm / 1383.4 sqft

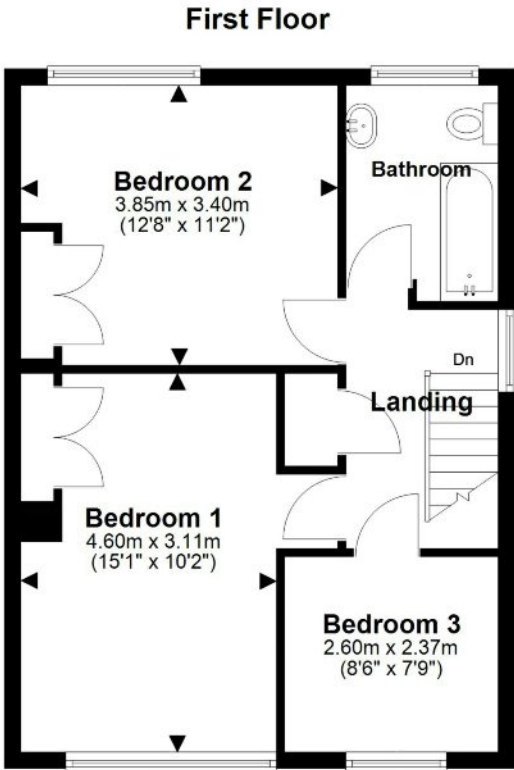


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



LYMINGTON QUAY

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

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