



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

5a Harford Close

Pennington • Lymington • SO41 8EX







# 5a Harford Close

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Offered for sale with no forward chain, located at the end of a cul-de-sac and within easy reach of Lymington town centre, this beautifully presented and contemporary detached home offers extremely flexible accommodation, with a potential annexe. The property has four bedrooms, three of which are en-suite. There is a large kitchen/dining room, secluded south facing garden ideal for entertaining and there is driveway parking for several vehicles.



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£750,000

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## Key Features

- Ground floor bedroom three with en-suite and adjoining into dressing room/occasional bedroom with door leading outside
- Living room with patio doors out to the rear garden
- Driveway parking for several vehicles
- Secluded and private south facing garden with great entertaining space
- Offered for sale with no forward chain
- Light and airy kitchen/dining room with separate utility room, cloakroom and shower room
- Ground floor bedroom four/study
- Two first floor double bedrooms, both with en-suite shower rooms, one with a dressing room and the other with a feature claw-foot free standing bath
- Flexible and versatile accommodation offering potential for annexe
- EPC Rating: C

*Est.1988*







# Description

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Located in a quiet cul-de-sac, this delightful property offers flexible and versatile accommodation, with the potential to separate into an annexe. The well proportioned accommodation is beautifully presented and benefits from three en-suite bedrooms, a large kitchen/diner, private south facing garden, driveway parking for several vehicles and is offered for sale with no forward chain.

Front door leading into the large part vaulted entrance hall. Feature staircase leading to the first floor. Airing cupboard. Cloakroom with WC and wash hand basin. Door to the left into bedroom four/study with a window to the front aspect, this room has a further door leading into the living room which has windows to the side and rear aspect with plantation shutters and patio doors to the rear opening out to the garden. Double doors from the living room lead through to the large kitchen/dining room. This room has a door leading back through to the entrance hall. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with composite worktop by Zodiac, range cooker and extractor over. Large island unit incorporating a double bowl sink unit, integrated dishwasher and integrated fridge. Dining area has window to the rear aspect with white plantation shutters and there are patio doors, also with white plantation shutters, opening out to the rear garden. Door from the kitchen into the utility room which has cupboard units, inset sink unit with tiled splashback, space and plumbing for washing machine, tumble dryer and American style fridge freezer, window and door leading outside to the rear garden. Door from the utility room into the shower room which has a shower cubicle with mains shower, WC, wash hand basin and cupboard housing the gas fired central heating boiler. From the entrance hall, there is a door into bedroom three, which is a large dual aspect room with windows to both sides. En-suite shower room with shower cubicle, vanity wash hand basin, WC, heated towel rail, tiled floor and obscure window to the side aspect. From bedroom three there is a connecting door into a similar size room, which could be used as an occasional bedroom or a dressing room. This room again has windows to both sides and also a door leading out to the garden. This part of the house could be utilised into an annexe.

First floor vaulted landing. Door into the master bedroom with windows to the front and rear aspect. There is a feature free-standing claw foot bath and door into the en-suite shower room with fully tiled shower cubicle, vanity wash hand basin, bidet, WC, heated towel rail, tiled floor, tiled walls and obscure window to the front aspect. Double bedroom two with window to the rear aspect. En-suite shower room with shower cubicle, WC, heated towel rail, tiled walls and floor and velux roof light. Door from the bedroom leads into the large dressing room which has a velux roof light and access to eaves storage.

Outside to the front of the property, there is a driveway providing parking for several cars, with a wooden pedestrian gate to the side, leading through to the garden.

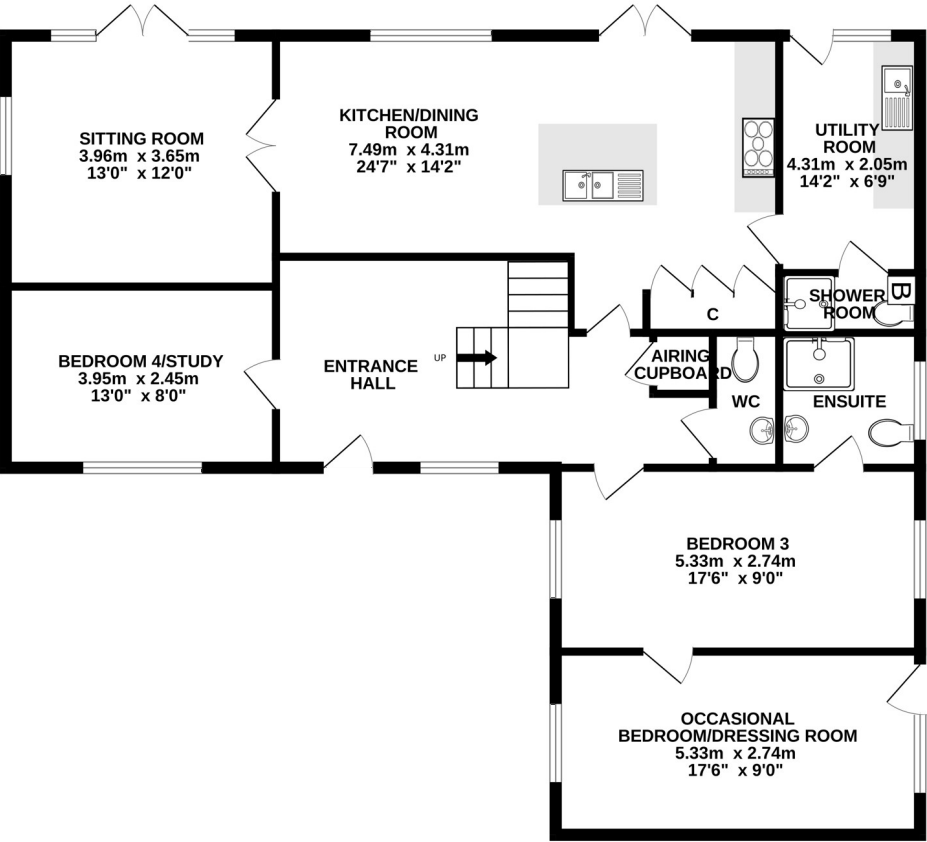
The good size rear garden offers complete privacy and enjoys a sunny southerly aspect. There is a terrace adjacent to the property, with gravelled areas, making this low maintenance. There is a covered decked area, ideal for alfresco dining and entertaining. There is plenty of space for patio furniture and there is a useful outbuilding including a garden room and implement store. There are raised beds and there is hedging to the boundaries with mature plants and trees to the rear.

The property is located within a level walk of the local village shops and is also within easy reach of local primary and secondary Schools as well as the popular Leisure Centre. The beautiful Georgian market town of Lymington is close by with its many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

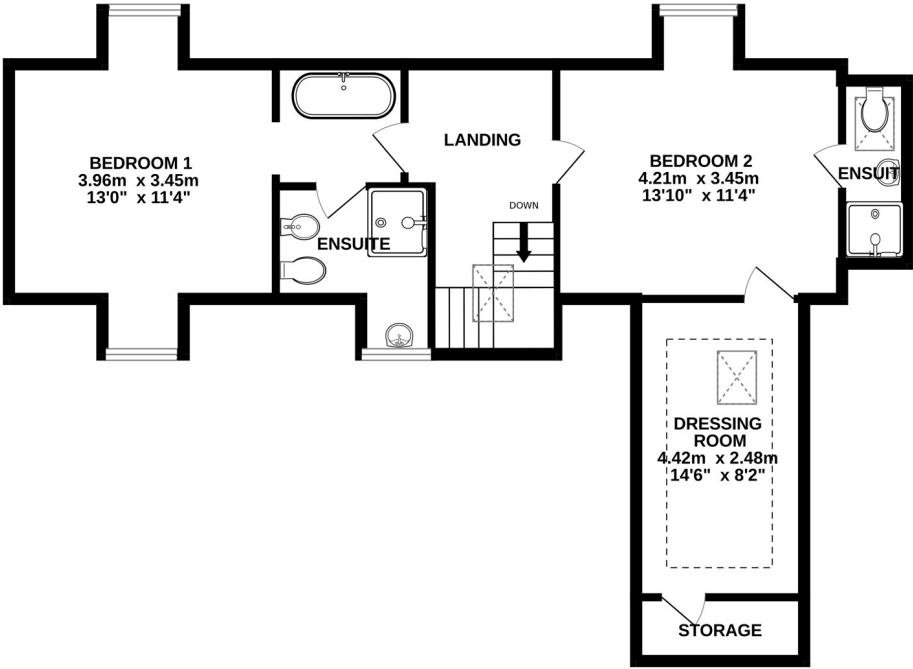


# Floor Plan

GROUND FLOOR  
112.6 sq.m. (1212 sq.ft.) approx.



1ST FLOOR  
64.3 sq.m. (692 sq.ft.) approx.



5A HARFORD CLOSE

TOTAL FLOOR AREA : 176.9 sq.m. (1904 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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