



2 Pitmore Lane

Pennington, Lymington, SO41 8LL



SPENCERS





*A well presented three bedroom detached bungalow which is offered for sale with an Agricultural Tie. The Tie requires the new owner to be employed or retired from an agricultural profession. The property requires some updating, specifically the addition of a modern heating system and upgrades to the kitchen.*



## The Property

The bungalow has a pleasant front garden with the front door opening into the hallway with an airing cupboard and coats cupboard. The lounge has duel aspect with doors to the garden and an open fireplace. The kitchen is off here with views of the garden and requires updating. There are a small number of units and work surfaces with a small utility off the kitchen.

**£275,000**





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*There is a good sized lawned rear garden and a detached garage accessible from a gravel track to the rear.*

### **The Property Continued**

The hallway leads to three double bedrooms with the two primary rooms having views of the front garden. There is a modern shower room with separate cloakroom.

### **Directions**

From our office in Lymington high street, continue north out of the town on the A337 in the direction of Brockenhurst. Continue through the traffic lights on Southampton Road, turning left just after The Toll House public house onto the Sway Road. Continue along the Sway Road for two miles until you reach the main crossroads, turn right before the Wheel Inn and the bungalow is the first property on the left.

## FLOOR PLAN





## Grounds & Gardens

The front garden is mainly laid to lawn with a pedestrian gate leading to the rear garden. There is a gravel track located a 100 yards past the bungalow on Pitmore Lane which runs behind the properties and leads to the single detached garage. The rear garden is mainly lawned with a pond, panelled fence borders, mature plantings and various bushes, shrubs and small trees.

## Situation

Situated in a semi-rural position some 2½ miles west of the Georgian market town of Lymington, a world renowned sailing centre with stunning river walks, deep water marinas and yacht clubs. To the north east is the New Forest village of Brockenhurst with a mainline rail connection (London/Waterloo 90 minutes approx.) There is a further rail connection from Sway, which also has a range of local shops and is accessible to the extensive walks and riding available throughout the New Forest National Park. Approximately 4 miles west of the property is the town of New Milton that affords comprehensive leisure, shopping and educational facilities, again with a mainline rail connection. The coastline fronting Christchurch Bay, with its the pretty coastal village of Milford on Sea, is situated some 3 miles south offering safe sea swimming opportunities.



## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: F Current: 25 Potential: 64

Services: Mains electric, water. There is no mains gas supply.

Private Drainage: The property currently has a cess pit which flows to a septic tank on the neighbouring farm. Buyers are advised to give consideration to having a new water treatment plant in place of the current cesspit.

Heating: Electric

Property Construction: Brick and tile

Broadband: Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Restrictive Covenants: The property is subject to an agricultural tie. The Tie requires the new owner to be employed or retired from an agricultural profession.

Parking: Private driveway

## 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.



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

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