



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

9 Lodge Road

Pennington • Lymington • SO41 8HH



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Offered for sale chain free, this spacious four double bedroom detached bungalow, benefits from a self contained annexe complete with living area, kitchen and bathroom. The property offers driveway parking, a summer house, and is ideally located just a short walk from Pennington Common, close to the village centre, local schools and a full range of amenities.



4



2



£550,000

Key Features

- Offered for sale with no forward chain
- Sitting room
- First floor with double bedroom, en suite shower room and a kitchen
- Annexe complete with its own living area, kitchen and shower room
- Generous garden with summerhouse and shed
- EPC Rating: D
- Modern kitchen, utility room and cloakroom
- Conservatory with views over the rear garden
- Within walking distance of Pennington Common, local village shops and amenities
- Three ground floor double bedrooms
- Driveway parking and generous garden with summerhouse and shed

Est.1988



Description

Situated close to Pennington Common and within easy reach of local schools, shops and amenities, this spacious four double bedroom home offers fantastic family living. The property features a generous rear garden with a summerhouse, ample off-road parking, and a bright conservatory. In addition, it benefits from a separate annexe complete with its own living area, kitchen and shower room, ideal for guests or extended family. Offered for sale with no forward chain.

Front door leading into the porch, with doors then leading through to the entrance hall. Stairs rising to the first floor, storage cupboard and cloakroom which has a WC and wash hand basin. To the left of the hallway is the sitting room, featuring a front aspect window overlooking the garden and an electric coal effect fireplace. Opening through to the kitchen which is fitted with a modern range of floor and wall mounted cupboard and drawer units, with worktops incorporating a four ring gas hob, electric oven, integrated fridge/freezer and dishwasher, plus a one and a half bowl inset single drainer sink unit. A side aspect window provides additional natural light. Adjacent is the dining room, which includes a serving hatch through to the kitchen, a rear aspect window overlooking the garden, and a cupboard housing the gas fired central heating boiler. The utility room has space and plumbing for a washing machine and tumble dryer and has a door leading through to the conservatory, which enjoys views over the rear garden and has a door to the side aspect. The primary bedroom benefits from a large en suite area with walk-in open shower, WC, wash hand basin, hand wash basin, heated towel rail and two windows. Door from en-suite leading directly into the bedroom which has a two windows to the rear and a door opening directly to the garden. Double bedroom two has a front aspect window, while bedroom three has a side aspect window, both rooms include double fitted wardrobes with sliding doors.

The first floor features a storage cupboard on the landing and provides

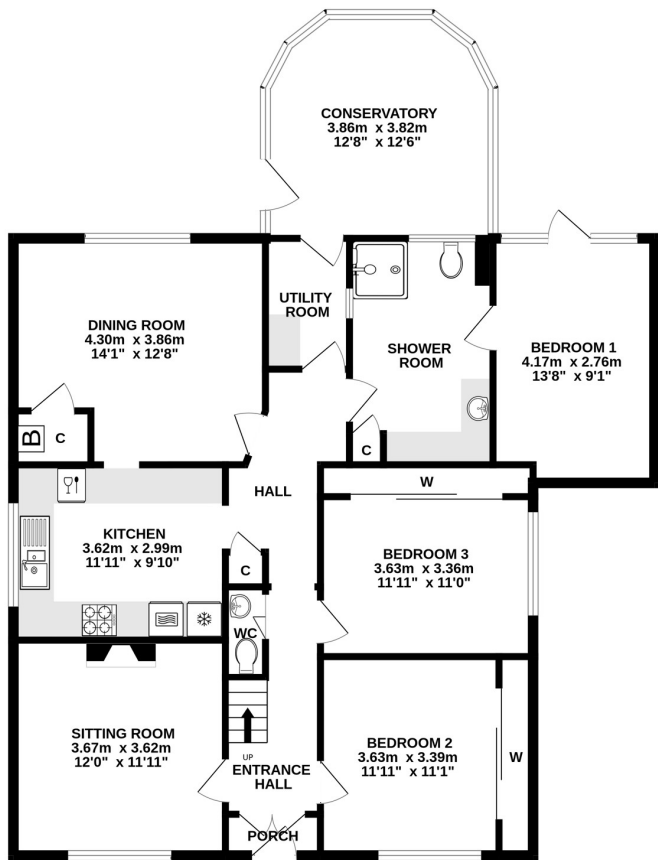
access to bedroom four. This spacious room includes a velux window, fitted wardrobe and additional cupboard, as well as an en-suite shower room with shower cubicle, WC and hand wash basin. A convenient kitchenette with sitting/dining space is also incorporated, making this area ideal for guests, a carer or visiting family members and friends.

To the front, the property is approached via a brick paviour driveway, with a lawned area to the front. The rear garden is primarily laid to lawn and includes a paved terrace adjacent to the conservatory, which continues around past the annexe to the summerhouse. A useful garden shed is also provided. The front garden is enclosed by close board fencing and the rear garden has panel fencing on all three sides. The annexe features a living area with triple aspect windows, single door and additional double patio doors. There is a shower room with front aspect window, shower unit, WC and hand wash basin, and a kitchen fitted with a single bowl sink with mixer tap, rear aspect window, and space for a small fridge-freezer and compact worktop oven.

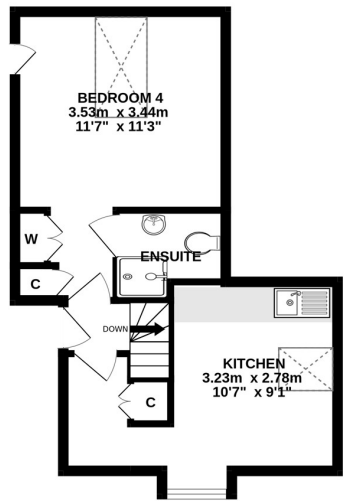
This substantial property is positioned close to Pennington Common, is a short walk to local village shops and is also within easy reach of local primary and secondary Schools as well as the popular Leisure Centre. The beautiful Georgian market town of Lymington is close by with its many independent 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

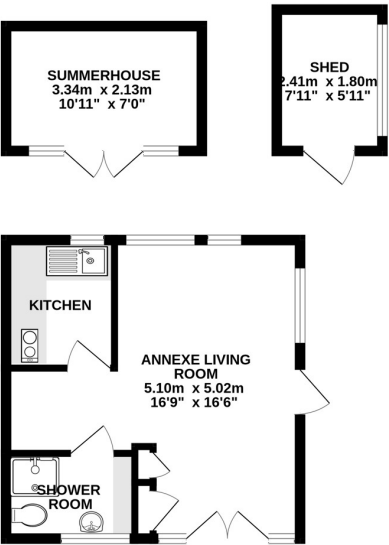
GROUND FLOOR
115.1 sq.m. (1239 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



OUTBUILDINGS
37.0 sq.m. (399 sq.ft.) approx.



9 LODGE ROAD

TOTAL FLOOR AREA : 184.6 sq.m. (1987 sq.ft.) approx.
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For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



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www.fellsgulliver.com

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