



71a South Street

Pennington, Lymington, SO41 8DY



SPENCERS





A beautifully presented, modern three-bedroom detached home refurbished in 2022/23, peacefully positioned at the end of a quiet cul-de-sac. The property is offered with vacant possession and no onward chain.

The Property

Step into a welcoming entrance hall, where stairs rise to the first floor and doors lead to a stylish ground floor cloakroom and the main living accommodation. The spacious living room enjoys an abundance of natural light from the south-facing front window and centres around an elegant gas fireplace, creating a warm and inviting atmosphere. An open archway leads seamlessly into the dining area, which in turn opens out onto the rear patio—ideal for entertaining or enjoying quiet moments outdoors. From the living room, there is access to a recently upgraded kitchen, thoughtfully fitted with an attractive range of Shaker-style units. Integrated appliances include an oven, hob, and dishwasher, with a freestanding washing machine and fridge freezer. A rear door provides convenient access to the driveway and the detached single garage.

£715,000

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Approx Gross Internal Areas

House: 121.2 sqm / 1304.7 sqft
Garage: 12.3 sqm / 132.5 sqft

Total Approx Gross Area: 133.5 sqm / 1437.2 sqft





This delightful property offers well-maintained accommodation throughout, complemented by a private driveway and a detached single garage.

The charming garden is a true highlight—abundantly planted with colourful flowers and mature shrubs, and featuring a picturesque summerhouse, perfect for relaxing or entertaining.

The Property continued . . .

Upstairs, a generous landing leads to three well-proportioned double bedrooms. The principal bedroom features a sleek, contemporary en-suite shower room, while the remaining bedrooms are served by a separate modern family bathroom. There is also a large loft space suitable for a fourth bedroom, subject to the usual planning consents.

Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco's Express, as well as an excellent leisure centre with swimming pool. Schools for all age groups are within walking distance from the property. Approximately 1 mile west is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



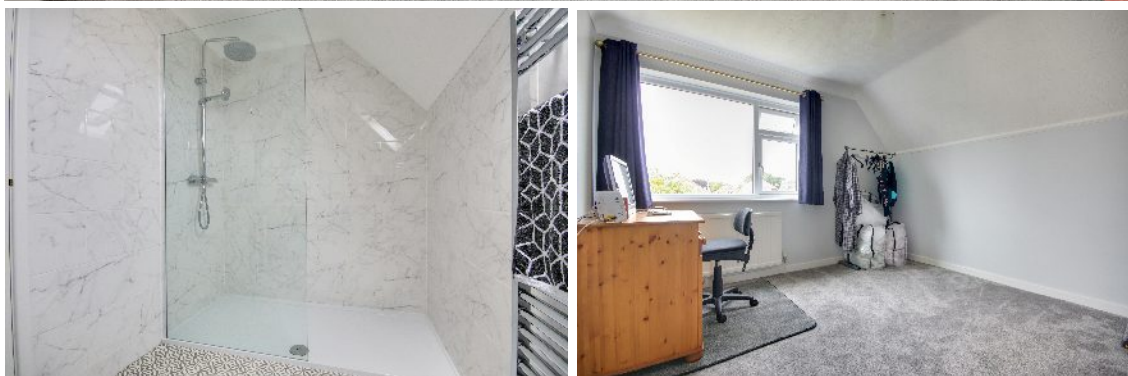
Grounds & Gardens

The property is approached via a low maintenance shingle driveway, offering ample parking for several vehicles and creating a welcoming first impression. The rear garden is a particularly attractive feature of the property—beautifully landscaped with a charming patio area, ideal for outdoor dining or relaxation. A vibrant array of flowers and mature shrubs adds a delightful splash of colour throughout the seasons. At the end of the garden, you'll find a lovely summerhouse, perfect for unwinding or use as a creative space, along with a practical garden shed for additional storage. The property also benefits from external lighting to the side and rear of the property. The single detached garage is equipped with power, offering further versatility and convenience.



Directions

From our office in Lymington turn right and proceed up to the top of the High Street to the one-way system. Upon entering the one way system keep left and proceed to the roundabout, take the second exit and then after some 200 metres take the second right into South Street. Continue along for about 200 metres and take the lane on your right hand side and the property can be found at the end of the close on the left hand side.



Conveniently located within easy walking distance of the town centre, this home combines tranquillity with accessibility, making it an ideal choice for comfortable, contemporary living.

Services

Tenure: Freehold

Council Tax: E

EPC: C Current: 74 Potential: 86

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast broadband with download speeds of up to 73mbps available at this property (ofcom).

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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