



SPENCERS
COASTAL
For Sale
01703 624121 - 01703 624122



5 Oliver Road

Pennington, Lymington, SO41 8GP

SPENCERS
COASTAL





A beautifully presented and extended three bedroom detached family home with off road parking and a lovely lawned rear garden.

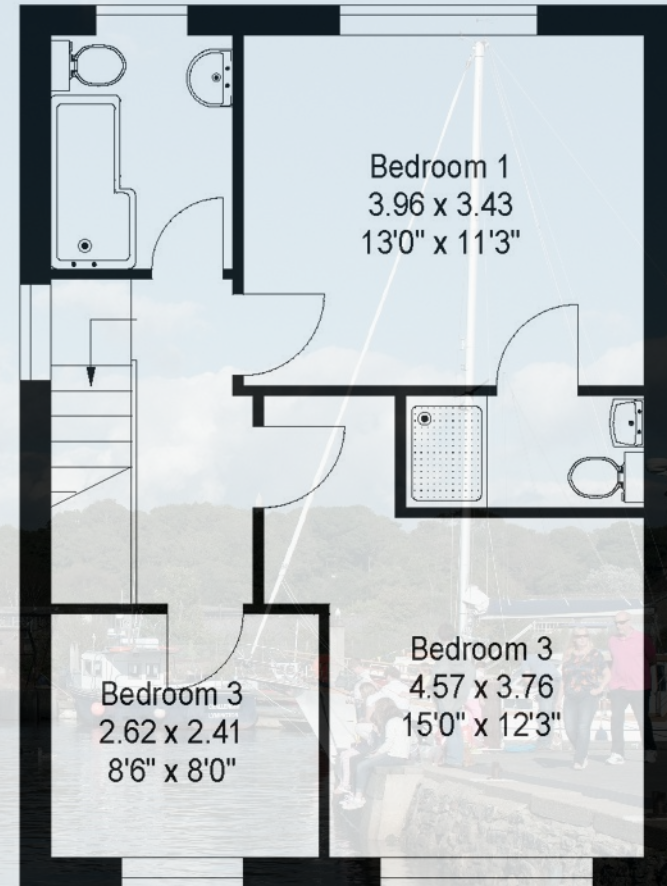
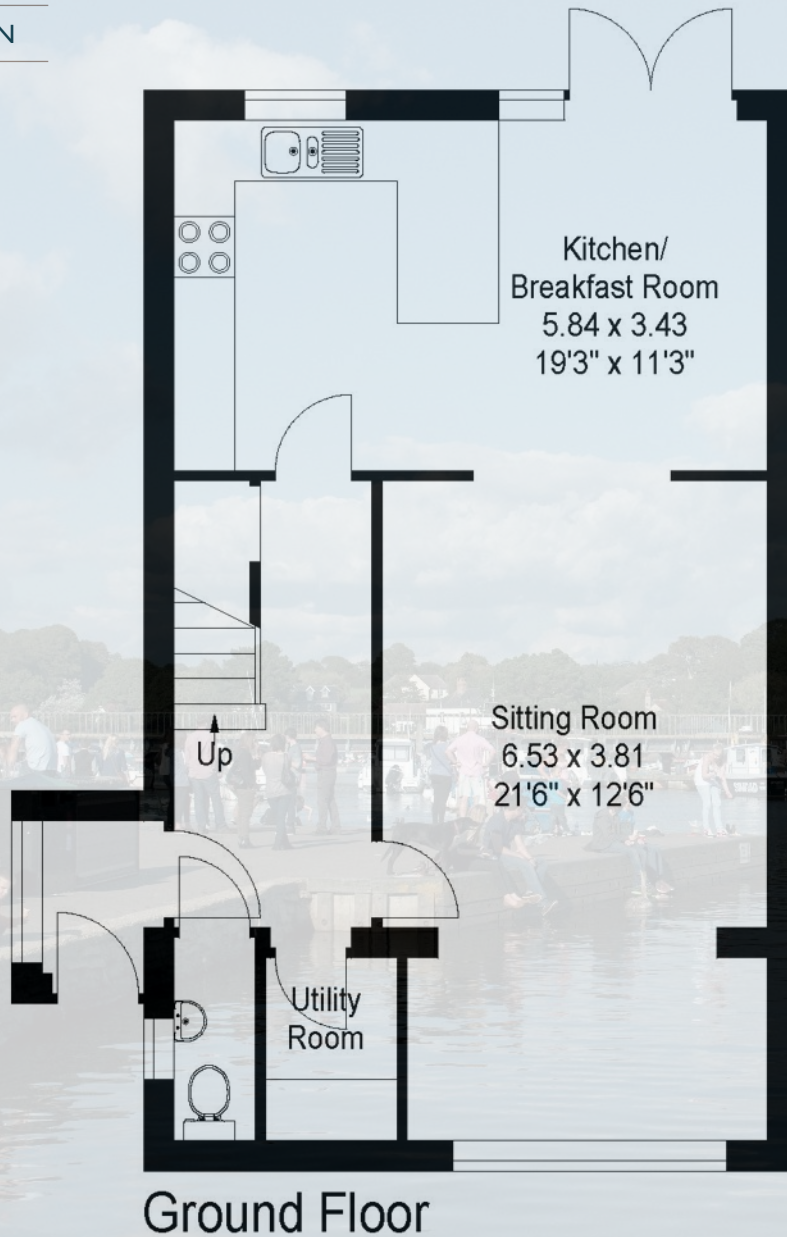
The Property

The entrance lobby provides an ideal space for boots and umbrellas and opens in to the spacious hallway with cloakroom, separate utility room and an under stairs storage cupboard. Door through to the lounge with a large window overlooking the front, feature fireplace and oak mantle, twin wall mounted lights and ample space for family sofas. The kitchen family room flows off here , which is also accessible from the hallway with double doors leading out to the garden. A range of fitted cupboards and work surfaces with breakfast bar, integrated electric oven, induction hob with extractor, dishwasher & fridge freezer and space for a family dining table and chairs.

£560,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 108sq.m. or 1163sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**



Situated on a quiet no through road within close proximity to Pennington common, local amenities and schools.

The Property continued . . .

Stairs lead to the landing with loft access and the three principle bedrooms. The master bed has a garden aspect with large fitted wardrobes and a modern en-suite shower room, bedroom two is a double with a front aspect also with large fitted wardrobes and bedroom three is a good sized single bedroom. The contemporary white bathroom suite completes the accommodation.

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 taking the third turning into North Street. Take the next right into Ramley Road and turn right into Oliver Road, opposite the Church which is on the left. The property is towards the end of the no through road on the right hand side.



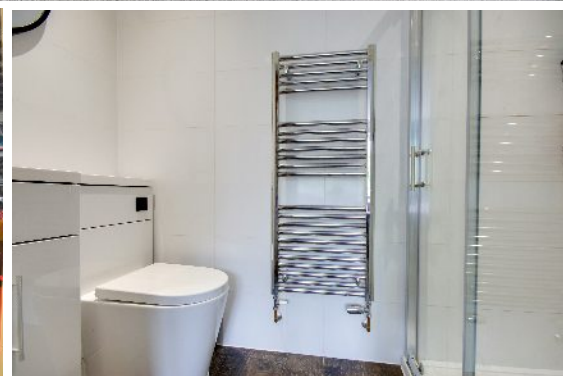
Grounds & Gardens

There are 2 private off street parking spaces to the front with attractive planted borders. To the rear the garden has recently been landscaped, mainly laid to lawn and bordered by mature shrubs with paved patio area immediately adjacent to the property.



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



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

Services

Energy Performance Rating: C Current: 50 Potential: 73
Council Tax Band: E
All mains services are connected.

Points of interest

Walhampton (Private School)	2.5 miles
Waitrose Lymington	0.9 miles
Priestlands Secondary School	0.4 miles
Lymington Hospital	2.1 miles
Brockenhurst Train Station	5.3 miles
Brockenhurst Tertiary College	5.5 miles

Important Information

Spencers of The New Forest 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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