



Sunhurst

86 Wainsford Road, Everton, Lymington, SO41 0UD



SPENCERS





A beautifully presented house on the edge of Everton and on the fringes of the New Forest National Park. The house is in easy reach of the village shop.

The Property

The house is beautifully presented throughout and has been the subject of extensive renovation and extension by the current owners in recent years. Set well back from the road the house offers extensive and expansive accommodation over two floors. The front door opens to a large entrance lobby beyond which is a door to the main hall. From here one has superb views through the open plan living room to the gardens beyond via bi-fold doors. Off the entrance hall are two generous rooms suitable for flexible use. The room on the right is currently arranged as a bedroom with an adjoining en suite shower room. A similar sized room on the other side of the hall could either be a fifth bedroom or, as it is currently used, a spacious study where two can work in comfort.

From the entrance hall, wide stairs rise to the first floor and one can also access the utility room which has a range of fitted units a sink as well as space and plumbing for a washing machine and back door to garden. There is also a door to the downstairs wc and shower room.

£995,000



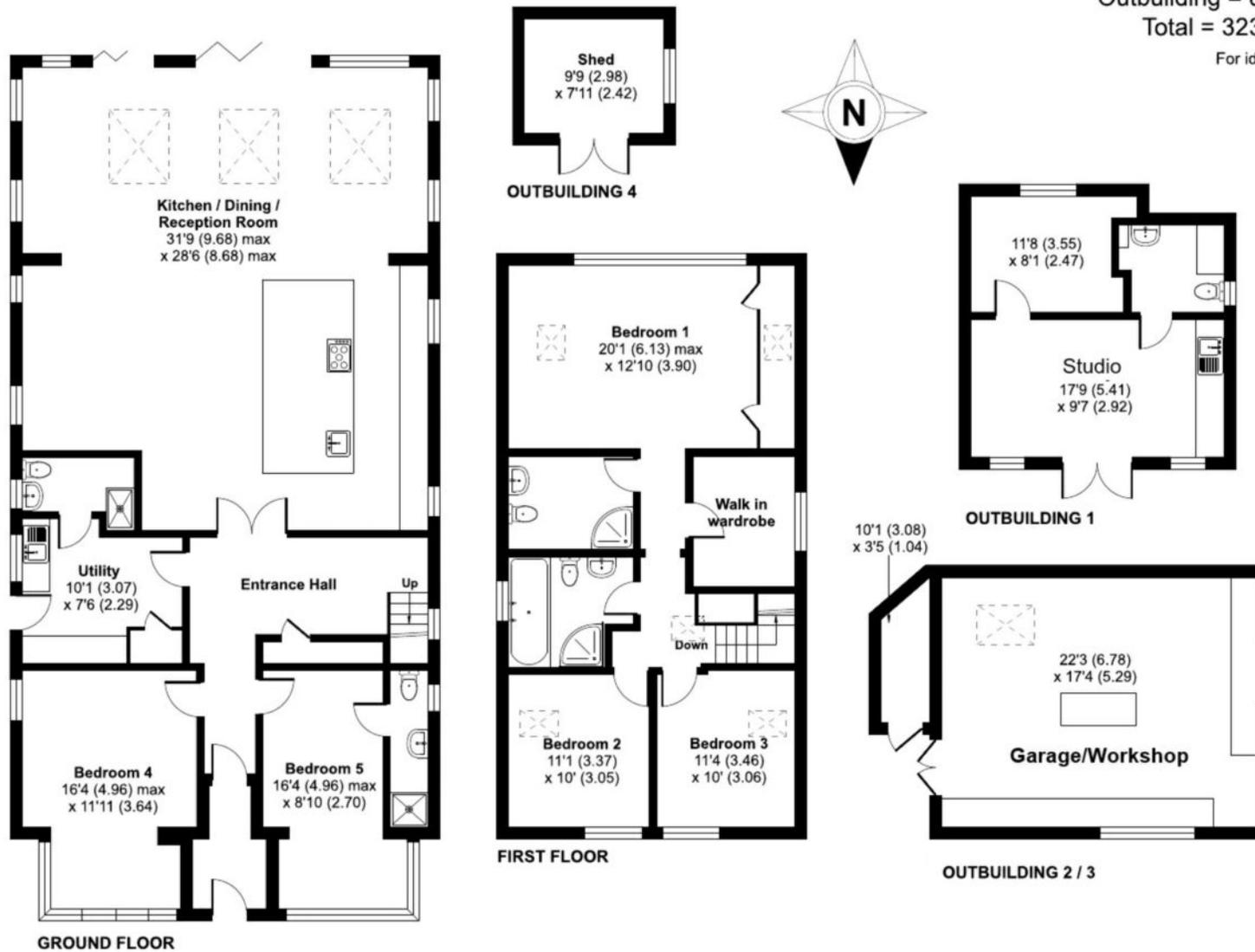
Wainsford Road, Everton, Lymington, SO41

Approximate Area = 2434 sq ft / 226.1 sq m

Outbuilding = 803 sq ft / 74.6 sq m

Total = 3237 sq ft / 300.7 sq m

For identification only - Not to scale





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There is spacious accommodation with ample off street parking, a garage / workshop and separate studio ideal for a variety of purposes.

The Property Continued . . .

The main living space on the ground floor is a superb open plan kitchen / dining / sitting / family room with bi-fold doors opening on to the landscaped south facing garden. Due to its orientation, this is a particularly light room enhanced by large lantern lights in the ceiling. The kitchen area is designed with cooking and entertaining in mind and the extensive island features a long breakfast bar catering for 6 place settings. The island also contains a hob, sink, cupboards and drawers. The modern fitted kitchen features a range of integrated appliances and extensive multi-function ovens.

Part of the space is arranged as a television area with ample seating and wiring for surround speakers. There is also plenty of room for a large dining table and a separate comfortable seating area.

Upstairs a central landing provides access to the master bedroom suite which is particularly spacious. The main bedroom has a vaulted ceiling to ridge height with a large full height window providing southerly light and views of the garden. There is space for a large bed, a separate seating area along with a dressing room. The en suite bathroom is especially generous.

There are two further double bedrooms and a large family bathroom accessed via the landing.





The property is situated on a leafy country lane on the edge of the popular village of Everton, with easy access to Lymington, the New Forest and the Coast.

Grounds & Gardens

The house is approached over a brick paviour drive way with ample parking for at least four cars. There is rear access down both sides of the house to the rear gardens which can also be accessed from the kitchen / family room via bi-fold doors. Immediately adjacent to the kitchen / family room is a wide paved terrace ideal for relaxing and entertaining. The paving continues down the left hand side of the garden past a manicured level lawn with ornamental pond. The garden is very well maintained with beautifully planted flower beds and shrubs.

To the rear of the garden is a superb two room studio with wc which is insulated and has power, light, water, drainage and hard wired internet connection. This space is ideal as a hobby room, home office or gym. Adjoining the main room of the studio is a cloakroom with wc, basin and plumbing for a shower. There is also a separate large garage ideal for storing and maintaining a classic car. There is access to the garage down a lane to the rear of the house and the space is currently arranged as an extremely practical workshop.

Situation

Everton is a thriving and popular village with a shop and a highly regarded public house. The Milford on Sea Primary School is within a short drive and the village centre of Milford is approximately 2 miles away, with an attractive village green surrounded by a good range of shops and restaurants. The Georgian market town of Lymington is approximately 3 miles to the East with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery. There are mainline rail links to London from New Milton, Sway and Brockenhurst.



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

Services

Tenure: Freehold

Council Tax: F

EPC: E Current: 50 Potential: 60

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating. The two en suites and the family bathroom have electric, thermostatically controlled underfloor heating.

Broadband: ADSL Copper-based phone landline. Superfast broadband with download speeds of up to 50mbps is available at this property (Ofcom)

Mobile Signal: Please be aware that mobile network coverage in this area may vary, with some areas experiencing weak signal however Wifi calling is unaffected and not an issue.

Restrictive Covenants: Running of a business from home is not permitted.

Parking: Private driveway

Directions

From Lymington head west towards Christchurch. On arriving in Everton, turn right just after the village green and follow the road left in front of The Crown pub. After passing the pub, take the turning on the right into Wainsford Road and continue until the road turns sharply to the right. The house will be found just after this bend on the right hand side.

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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