



Lime Cottage

Lower Pennington Lane, Lymington, SO41 8FT



SPENCERS





An exceptional brand new semi-detached three-bedroom, two bathroom property in a convenient location accessed off a charming leafy lane leading to Lymington's sea wall coastal walks.

The Property

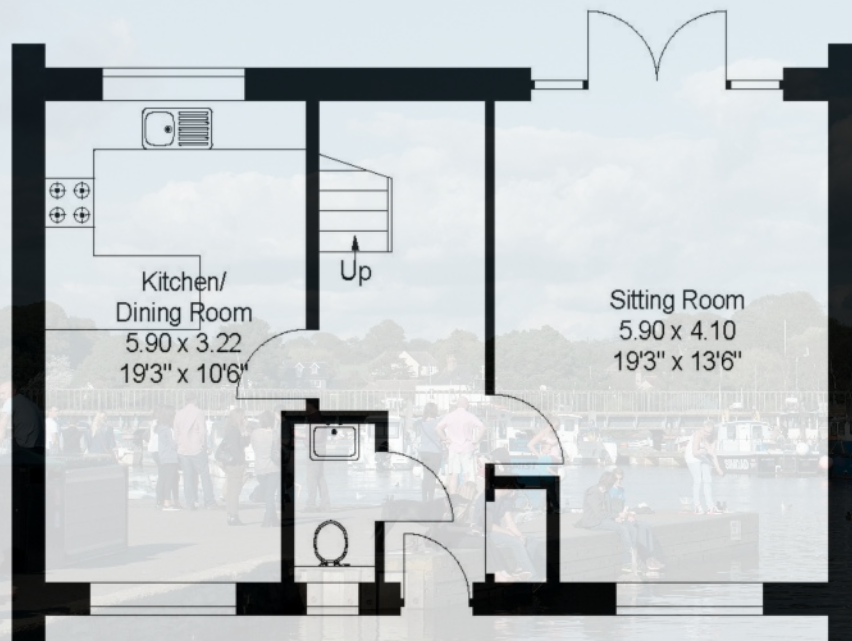
Built by Harnden Homes in early 2025 Lime Cottage is recently completed and ready for immediate, chain free occupation. The interiors have been carefully considered both in terms of light and room proportions as well as having been beautifully finished throughout. The front door opens to a spacious hall with door to wc and stairs to the first floor. There is a utility cupboard with plumbing & space for a washing machine. The sitting room is particularly generous with a dual aspect and French windows to the gardens. The kitchen / dining room features a breakfast bar and a range of fitted units with integrated appliances as well as ample space for a dining table.

On the first floor there is a central landing leading to the main bedroom which has an en suite shower room complete with twin basins and wc. There are two further bedrooms and a family bathroom on this floor.

£625,000

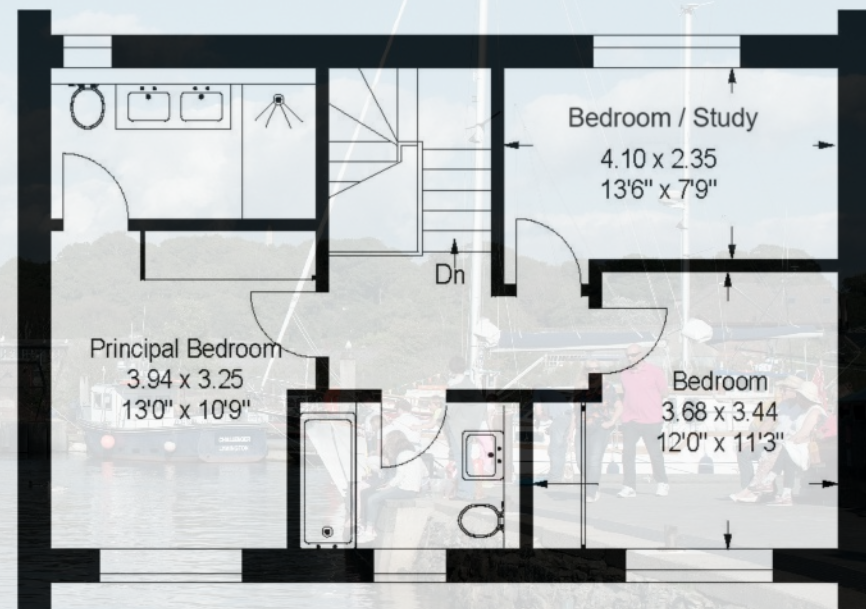


FLOOR PLAN



Ground Floor

Lime Cottage



First Floor

Approximate
Gross Internal Floor Area
Total: 114sq.m. or 1227sq.ft.

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NOT TO SCALE



Built by Harnden Homes and one of only four houses on this private small development moments from Woodside park and within easy reach of the towns amenities including the extensive sailing facilities

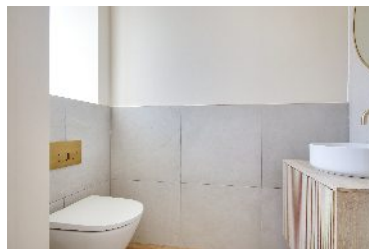
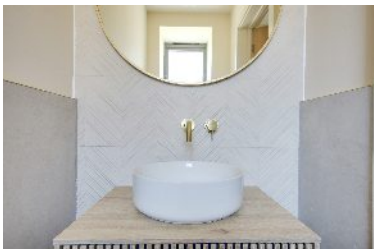
Grounds & Gardens

The house is approached over a gravel drive leading to two private parking spaces adjacent to the house where there is wiring for EV charging points. The level garden faces south west and is fenced at the boundaries and is mostly laid to lawn. There is a paved terrace immediately adjacent to the house and accessed from the sitting room and a storage shed, ideal for bikes & garden furniture.



The Situation

Lime Cottage is conveniently positioned for both the centre of Lymington and nearby shops in Pennington which cater for most daily requirements. Lower Pennington Lane is a charming leafy lane which provides direct access to beautiful coastal walks along the Sea Wall. Woodside Park is a short walk away providing open green space as well as recreational and sporting facilities.



Lymington is a renowned sailing centre with a range of sailing clubs and marinas. The town's High Street hosts a weekly Saturday market and offers a wide range of shops, boutiques, cafes and restaurants. The New Forest lies just to the north with extensive walks and cycle rides across its picturesque landscape.





Services

Tenure: Freehold

Estate Management Charges: This is for the communal parking and landscaped area which is owned by the management company. There are four properties sharing the space, each property contributes 25% of costs per year. Please enquire for further details.

Property Construction: Solid brick and block construction and the roof covering is slate

Mains electricity, water and drainage. There is no gas supply.

Heating: Air source heat pump that runs off electricity. This is for both heating and hot water

Council Tax: TBC EPC: B Current: 81 Potential: 89

Warranty: 10 year structural new build warranty with Build Zone

EV charging point installed

FFTC - Fibre-optic cable to the cabinet, then to the property. Buyer to check broadband speeds with their provider.

Parking: Two parking spaces located within off road car park

Directions

From the centre of Lymington head west on the Milford Road towards Pennington. At the roundabout, turn left on to Ridgeway Lane then immediately right on to Lower Pennington Lane. The entrance will be found almost immediately on the right hand side.

Important Information

Spencers of Lymington 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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