



24 COWLEY ROAD • LYMINGTON • SO41 9JQ

£1,043,000

A beautifully presented spacious three bedroom bungalow with separate one bedroom annex, overlooking fields to the rear, which have been recently extended and renovated to an exceptionally high specification, and benefit from having their own private gardens and driveway parking.

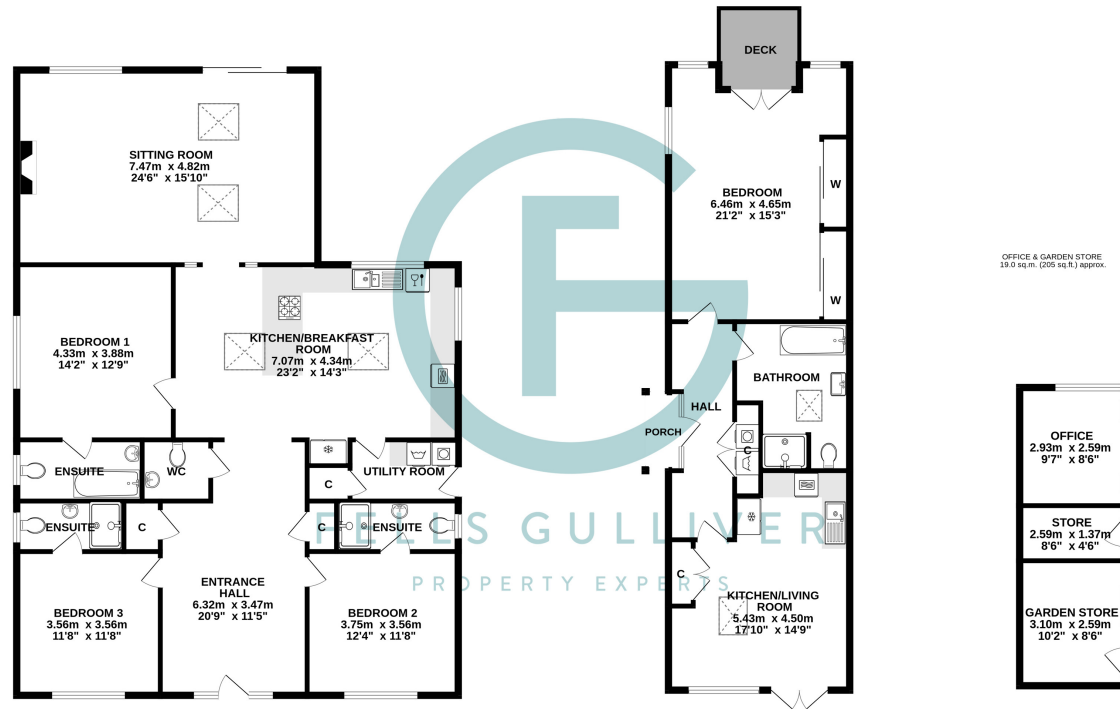


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PROPERTY EXPERTS

MAIN HOUSE
151.0 sq.m. (1625 sq.ft.) approx.

THE ANNEXE
67.1 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA: 237.1 sq.m. (2552 sq.ft.) approx.
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Property Specification



- Main bungalow comprises of large kitchen/breakfast room, utility room, cloakroom, large sitting room with log burner, three double bedrooms, all en-suite, private garden and driveway parking
- The Cabin annexe comprises of a kitchen/living room, generous bedroom with an extensive array of wardrobes and access onto decked area, large bathroom, private decking and garden and driveway parking
- Both properties enjoy stunning far reaching views over fields to the rear aspect
- Solar panels provide electricity to generate hot water to the main property (no feed in tariff).
- Located in a popular road within easy reach of Lymington High Street and local amenities

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This exceptional three double bed detached bungalow has been thoughtfully constructed to a high standard, offering spacious, light and well proportioned accommodation throughout. This charming property boasts driveway parking and enjoys a large garden with an uninterrupted vista over fields to the rear. There is the added bonus of a substantial self contained one bedroom annex with its own private garden and driveway parking.

Front door opening into the large entrance which has a vaulted ceiling flooding the room with light, with floor to ceiling glass. Two storage cupboards and a cloakroom with wash hand basin and w.c. Door into double bed three with a window to the front aspect and en-suite shower with window to the side aspect. Double bed two with window to the front aspect and en-shower with window to the side aspect. Opening through to the spacious kitchen/breakfast room is the hub of the home, and is fitted with a vast range of floor and wall mounted cupboard and drawer units, with one and a half bowl single drainer sink unit with mixer tap, built-in eye level electric oven and separate grill, electric hob and ceiling mounted extractor, space for dishwasher, space for tall fridge freezer, breakfast bar area, two large velux roof lights, tiled floor, ample space for table and chairs, windows to the rear and side aspect, opening through to the dining room with open feature shelving either side. Door into the utility room which has a range of floor and wall mounted cupboard and drawer units, with space and plumbing for washing machine and tumble dryer and a pedestrian door leading outside. Door from dining area of kitchen leading into the master bedroom with window to the side aspect and en-suite bathroom with panelled bath unit with central mixer taps and shower attachment over, wash hand basin with mixer top and vanity unit under, low level w.c., window to the side aspect. The lovely light and airy sitting room has a feature wood burning stove, beamed and vaulted ceiling with two roof lights, floor to ceiling windows to the rear aspect, sliding doors leading out to the garden. The rear garden has its own entrance and is landscaped with artificial lawn for easy maintenance. There is an area of patio, raised planters and a built-in seating area with firepit. Solar panels provide electricity to generate hot water to the main

property (no feed in tariff).

'The Cabin' is completely self-contained and echoes the style of the main property, it has its own entrance door to the side leading onto a path along the side of the main property to The Cabin's entrance. The entrance door opens into a hallway with utility cupboard housing washing machine and tumble dryer. There is an open-plan kitchen/living room to the front, with a range of cupboard and drawer units, single bowl and drainer sink unit with mixer tap, space for free standing oven and space for dishwasher. Space for American-style fridge freezer, vaulted ceiling with roof light, window and French doors opening to an area of patio, with butcher's block style breakfast bar. There is a very large bedroom with a vast array of built-in wardrobes, windows to the side and rear aspect and French doors open onto a beautiful sun deck with hot tub and far reaching views over fields. Steps down from the sun deck to the main garden which is a particular feature due to its size and the tranquil backdrop, and deer regularly visit the rear fence. There is a very good size garden building incorporating an office with windows and French doors with beautiful views over the garden, a store room and a further garden store.

To the front, both The Cabin and the main home have their own areas of driveway laid to decorative stone chippings.

Cowley Road is within a popular residential area that is walking distance of the beautiful Georgian market town of Lymington. Lymington has many independent shops, deep-water marinas, sailing clubs and a picturesque cobbled street leading to the quay. This popular town also 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 mins.





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