



34 Ramley Road

*Lymington, SO41 8GT*



SPENCERS





*A spacious property with ample parking, garaging and a very large garden overlooking open fields. The property occupies a delightful position close to Pennington Common and would benefit from some updating.*

## The Property

The front door opens to a porch beyond which is a staircase hall with doors to all downstairs rooms. At the front of the house is a generous dining room / bedroom 4 with a dual aspect providing plenty of natural light. Also to the front of the house is a generous third double bedroom, again with dual aspect.

To the rear of the house and overlooking the garden is a large sitting room with feature fireplace and sliding doors opening onto the garden. There is also a spacious fitted kitchen which opens on to a large utility room with fitted counter tops with cupboards under and twin sinks as well as a back door onto the garden. A downstairs shower room with basin and wc completes the ground floor accommodation.

Stairs lead to the first floor where there is bedroom 2 which has a door through to a large master bedroom with windows facing both front and rear and featuring built in wardrobes and an en suite shower room. Off bedroom 2 is a large area of attic storage.

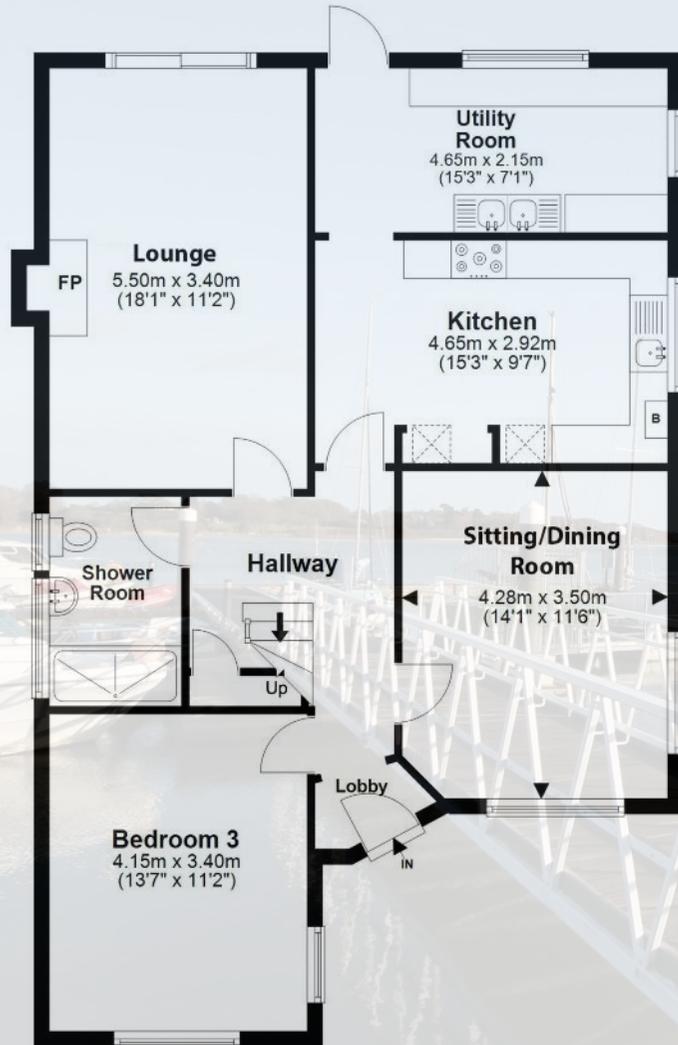
While currently arranged as a comfortable home there remains undoubted scope to update and rearrange the existing accommodation.

**£575,000**



# FLOOR PLAN

## Ground Floor



## Approx Gross Internal Areas

House: 135.7 sqm / 1460.8 sqft  
Garage: 22.4 sqm / 240.9 sqft

**Total Approx Gross Area:**  
**158.1 sqm / 1701.7 sqft**

## First Floor







## Grounds & Gardens

The house is set well back from the road with a generous gravel drive offering ample parking and access to a detached tandem garage. The main garden is extremely generous lying to the rear of the house and is mostly laid to lawn with mature hedging at the boundaries.

The garden backs on to open fields and at the rear, kinks to the right and runs along the rear of neighbouring properties offering an unexpectedly generous amount of outdoor space.

## Situation

The property is located on the edge of the village of Pennington which offers a variety of local shopping including a general store with Post Office and Tesco Express together with a further selection of shops and pub. There are excellent local walks nearby along with the open spaces of Pennington Common. The Leisure Centre is also within a short walk and offers excellent recreational facilities and nearby schools cater for infant primary and secondary education.

Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is renowned for its variety of High Street shopping, Town Quay, marinas and yacht clubs. The New Forest National Park surrounds the area providing easy access enjoy its natural beauty. There is a useful branch line with rail connection linking with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) which in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.





## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: E Current: 54 Potential: 77

Services: All mains services connected

Heating: Gas fired central heating

Flood Risk: Very low

Property construction: Standard construction

Ultrafast broadband with speeds of up to 2000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.



## Directions

From Lyminster head west on the New Milton road and go straight over at the roundabout by the Shell garage. Continue on this road before turning right into South Street. Continue through Pennington village passing the church on the left hand side. Continue past the common and go past the turning on the left to Hazel Road and the property will be found on the left hand side after about a hundred yards.

## 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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