



**Willow Cottage**

*Fox Pond Lane, Pennington, Lymington, SO41 8FW*

**SPENCERS**  
COASTAL









*A beautiful character cottage in a leafy "no-through" lane within walking distance of the amenities of Lymington and the nearby marinas. The property has a mature, private garden, off road parking and a home office.*

### The Property

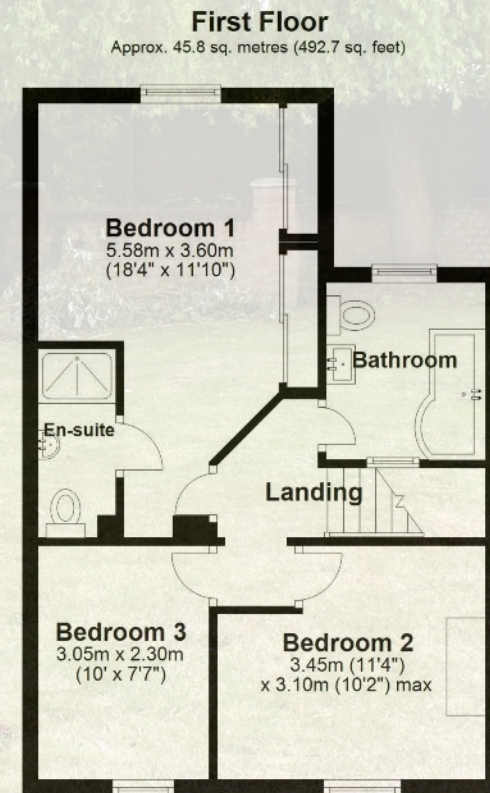
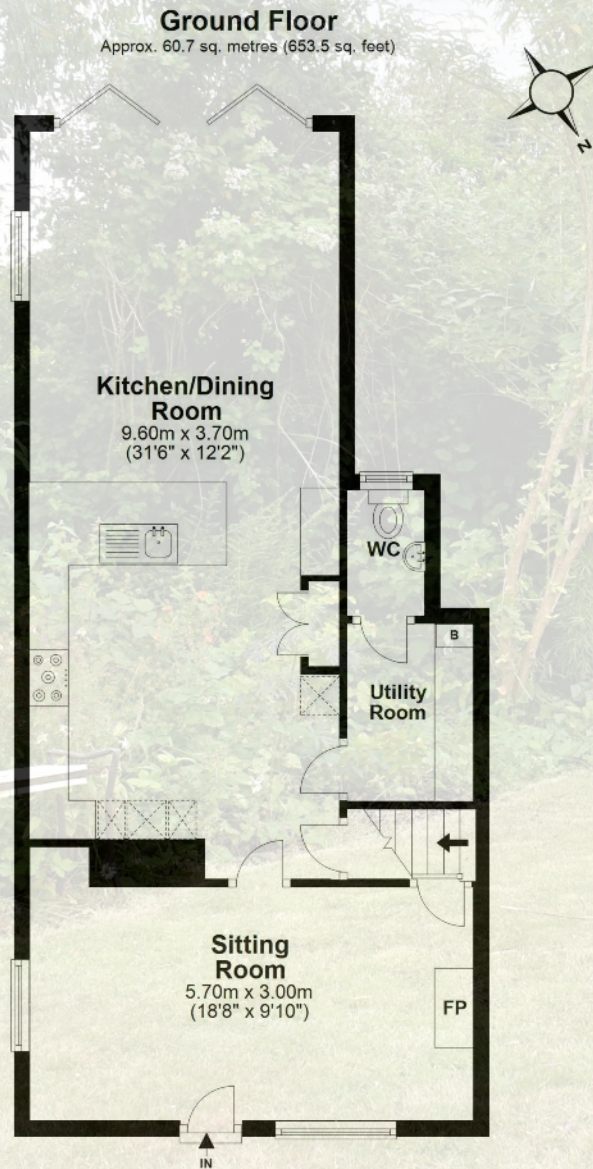
Front door of the cottage opens in to the lounge with feature fireplace with exposed brick and a fitted log burner, exposed beams, wooden floors and windows to the front and side aspect. Door leads in to the fabulous kitchen/breakfast room which has been extended adding a large dining area with a lantern ceiling and by fold doors to the patio. The kitchen is fully fitted with a range of cupboards and wok surfaces, integrated double oven, dish washer and fridge freezer. Door through to the spacious utility with plumbing for washer and dryer and a cloakroom with window to the rear aspect.

**£750,000**

 3  2  2



## FLOOR PLAN



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.





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*The home has been extended to offer a spacious kitchen/family room, separate lounge, utility, three bedrooms, two bathrooms and retains its considerable charm.*

### The Property continued . . .

On the first floor is the master bedroom with built-in mirrored double wardrobe and a window to the rear aspect with lovely views over the rear garden and an ensuite shower room. Bedroom two has a built-in double wardrobe, feature fireplace and window to the front aspect. Bedroom three has a window to the front aspect. The newly fitted family bathroom comprises of a panelled bath, separate shower cubicle, low level WC, pedestal wash hand basin and rear aspect window.

### Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of 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 has a half hourly service to London Waterloo with a journey time of 90 minutes.





## Grounds & Gardens

Outside, the property has a gravelled driveway providing off road parking. There is pedestrian access to the side of the cottage, leading through to the 100 ft rear garden. The lovely lawned garden is westerly facing bordered by mature trees, colourful plantings and an impressive feature wall. There is a sun terrace for alfresco dining and a purpose built home office.

## Directions

From our office in Lymington, proceed up the High Street and on reaching the one way system, take the left hand lane onto Milford Road (A337). On reaching the roundabout, take the first exit onto Ridgeway Lane. After approximately 20 yards, turn right into Lower Pennington Lane and proceed to the small green on the right taking the turning right just before the green on to Fox Pond Lane. The property can be found on the left after approximately 100 yards.

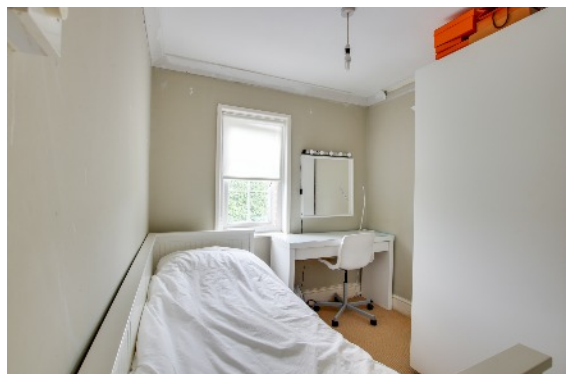


## Property Video

Point your camera at the QR code below to view our professionally produced video.







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

## Services

Energy Performance Rating: D Current: 68 Potential: 84  
Council Tax Band: E  
All mains services are connected.

## Points of interest

Waitrose Lymington	0.8 miles
Lymington Quay	1.5 miles
Priestlands Secondary School	0.5 miles
Walhampton (Private School)	2.3 miles
Brockenhurst Golf Club	5.1 miles
Brockenhurst Train Station	5.4 miles
Brockenhurst Tertiary College	5.6 miles
The Pig	6.2 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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