



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

New Forest

Heathers

Warborne Lane • Portmore • Lymington • SO41 5RJ



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Located within a few minutes walk of the open forest, this delightful property is offered for sale with no forward chain and benefits from a large mature secluded sunny south westerly garden and has a garage, outbuildings and parking for multiple vehicles. There are three double bedrooms, all with built-in wardrobes and the master bedroom has a large en-suite bathroom.



3



2



£875,000

Key Features

- Large, light and airy entrance hall
- Two ground floor double bedrooms, both with built-in wardrobes and the master with large en-suite bathroom
- Ground floor family bathroom
- Large secluded, well maintained south westerly gardens offering a high degree of privacy
- EPC Rating: E
- Sitting room with patio doors opening out to the garden
- Kitchen, open plan to the dining room
- Garage, garden store and office with power and light
- Driveway parking for multiple vehicles

Est.1988



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Description

Located within just a few minutes walk of the open forest, this delightful property is offered for sale with no forward chain and benefits from a large mature secluded southerly westerly facing garden and has a garage, outbuildings and parking for multiple vehicles. This charming property has three double bedrooms, all with built-in wardrobes and the master bedroom has a large en-suite bathroom.

Front door leading into the porch, with door leading into the spacious entrance hall with cloaks cupboard and airing cupboard. Stairs rising to the first floor, with open spindle balustrade. Dual aspect sitting room with wooden parquet flooring, window to the front aspect overlooking the garden and french doors to the side aspect opening out to the patio area and garden beyond. Sliding doors through to the dining room, which has wooden parquet flooring, a window to the side aspect enjoying views over the gardens and door leading back through to the entrance hall. Open plan through to the kitchen, which has a comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and inset one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks. Built-in electric oven with ceramic hob over and extractor hood. Space for dishwasher, space for fridge/freezer. tiled floor, window to the side aspect and access through to the lobby with back door leading out to the garden and internal door leading through to the inner lobby with storage cupboard. Cloakroom with WC, wash hand basin and window to the rear aspect. Utility room with sink unit, cupboard units and space and plumbing for a washing machine. Family bathroom comprising of a panelled bath unit with mixer shower over, vanity units with inset lighting and storage, with inset sink unit and WC with concealed cistern, extractor fan, fully tiled walls and floor.

Master bedroom with built-in wardrobe, separate cupboard and windows to the front and side aspect. Door into the large en-suite bathroom which comprises of a panelled bath unit with mixer taps over. Separate shower cubicle, WC, pedestal wash hand basin, electric heater, tiled floor and obscure window to the rear aspect.

First floor bedroom with built-in wardrobe, eaves storage and two velux roof lights to the front aspect.

To the front of the property there is a five bar gate with shingled driveway for multiple vehicles leading up to the garage. The garage has a pitched roof, up and over door, window to the rear aspect, door to the side and a pitched roof, providing additional storage space. Attached to and directly behind the garage is a garden store with two separate doors and a window. There is a door leading through to the office, which has power and light and four windows and ideal for use as a studio or home office.

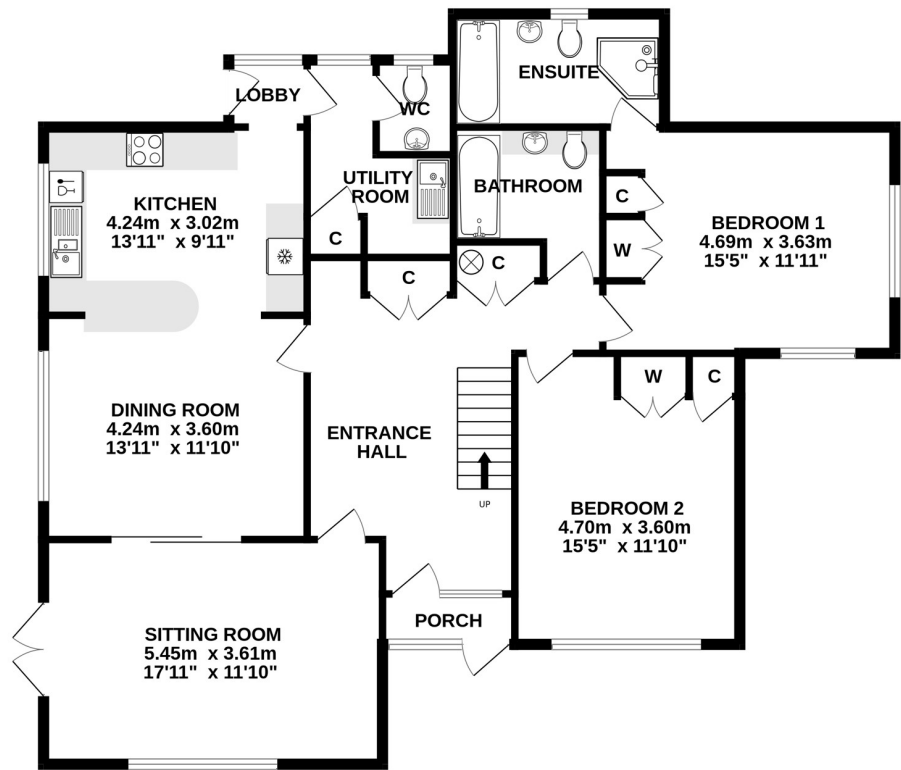
The property is sat on a good size plot, with the main area of garden mainly located to the front and side aspect. The gardens are secluded and enjoy a sunny south westerly aspect, with a patio area adjacent to the sitting room, with ample room for patio furniture. The gardens are well maintained with a large expanse of well manicured lawn and borders with well established mature shrubs, plants and trees to all boundaries. There is a summerhouse and the boundaries are fenced with hedging.

Situated within just a few minutes walk of the open forest and you can enjoy leisurely walks to nearby Pubs via scenic footpaths to the Walhampton Arms at Walhampton and The Fleur De Lys in Pilley, where is local community shop and hall. The hamlet of Portmore is a friendly community, holding regular events on the green throughout the year.

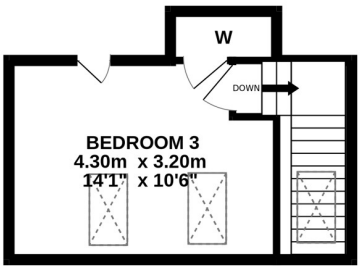
Nearby is the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded 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 minutes.

Floor Plan

GROUND FLOOR
122.5 sq.m. (1319 sq.ft.) approx.



1ST FLOOR
19.0 sq.m. (204 sq.ft.) approx.



OUTBUILDINGS
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 185.3 sq.m. (1995 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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