



Main Close

*Yaldhurst Lane, Pennington, Lymington, SO41 8HD*

SPENCERS  
COASTAL





*A remarkable five bedroom detached house dating from the 1920's which has been completely and expertly remodelled and refurbished.*

### The Property

The covered porch, reminiscent of a Mediterranean villa, invites you in to the inner porch with spacious cloakroom. The home office with wooden floors, triple glazing and an original fireplace is the first room on the left with a southerly aspect. The formal lounge follows and is a magnificent room with high ceilings, triple windows, twin original fireplaces, wood floors through out, double doors to the garden and an exquisite original staircase with panelling. There is recessed shelving next to the fireplace and a store cupboard. The dining room flows off here with more wood floors, a twin set of double doors to the garden, double aspect windows and a breakfast bar that separates the quality kitchen. With tiled flooring and a dark blue finish the kitchen is a lovely welcoming room. There is a fitted oven hob and extractor, integrated fridge, freezer and dish washer. In addition there is a double sink, inset spot lights and a walk in larder. The utility with plumbing for washer and dryer is located off the kitchen with rear garden door and is adjacent to the double garage.

**£1,595,000**



# FLOOR PLAN

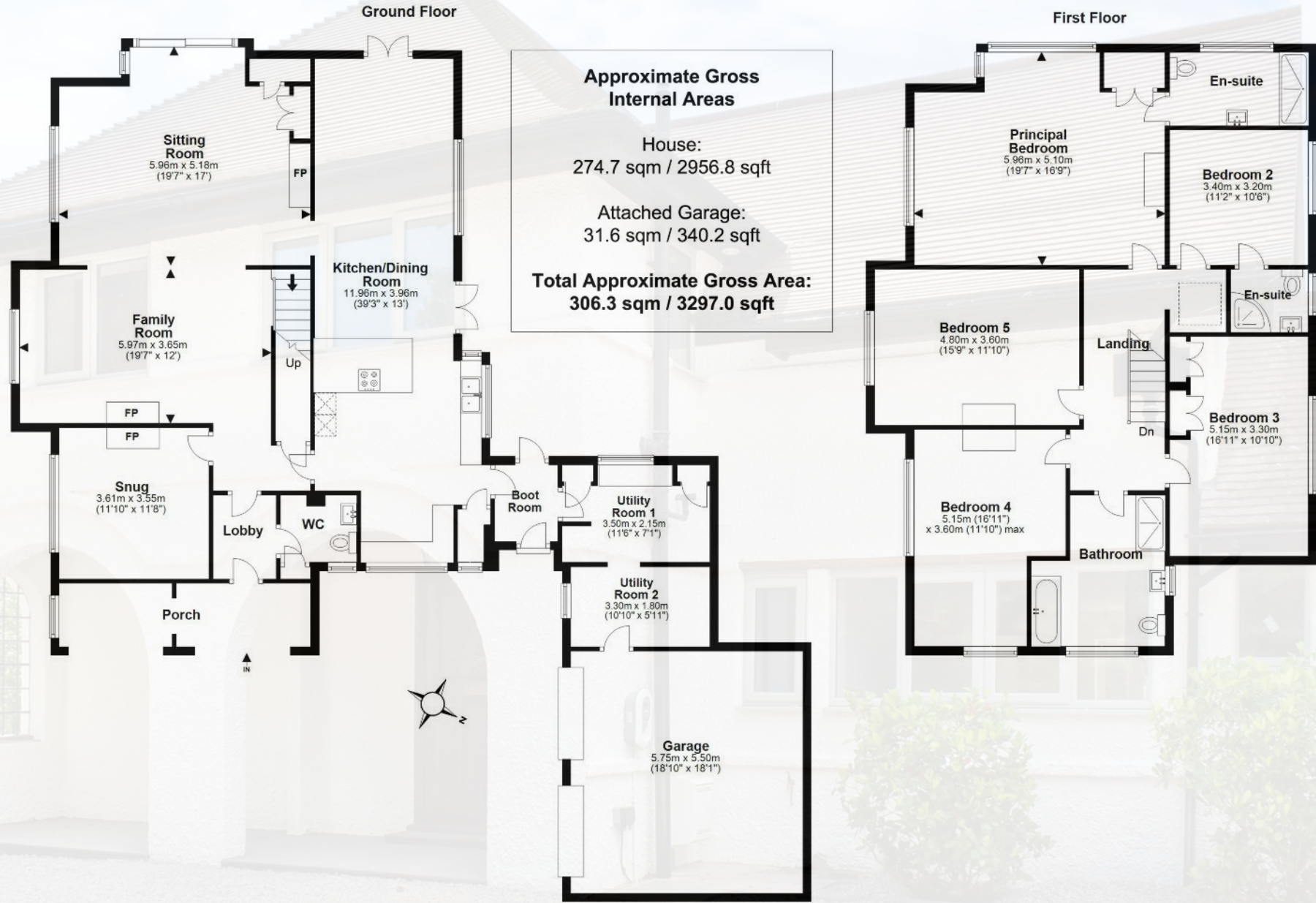


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



*Offering one of the highest Energy Performance ratings achievable including air heat source, triple glazing, underfloor heating, solar panels and electric car charging. The 'A' rated house has large spacious reception rooms, luxury fittings, original features, double garaging and landscaped gardens.*

### **The Property continued . . .**

Rising the stairs to the large landing there are five double bedrooms, each a super size, especially the master suite with original fireplace, double aspect windows, fitted cupboards and a walk in ensuite bathroom. Bedroom two has an ensuite shower room and there is a luxury family bathroom with both shower and bath. The remaining three double bedrooms are all light and bright and offer lovely sized family and guest accommodation.



### **Situation**

Located near the end of a private lane in a pleasant rural area on the western edge of Pennington with a range of useful local shops within walking distance and the Georgian market town of Lymington only 1 mile from the property. There is an extensive range of boutiques, shops and restaurants, a hospital, community centre, leisure facilities as well as two deep water yacht marinas. The car ferry service to the Isle of Wight and a branch railway line connecting to Brockenhurst are easily accessible in Lymington. The New Forest village of Brockenhurst (circa 5.5 miles) has a main line station with trains to London Waterloo (approx. 90 minutes). The New Forest is within 2 ½ miles of the property and offers unspoiled countryside suitable for riding and walking. Junction 1 of the M27 motorway is around 13 miles with excellent road connections to London, via the M3.





## Grounds & Gardens

The private drive leads up to twin pillars which invite you through to the large gravelled parking area with a double garage with twin doors. There is an electric charging point powered by the solars. Pedestrian access meanders through to the large West facing patio, accessed from the lounge and dining room and offers a spacious, glass covered terrace with exposed oak supports, ideal for alfresco dining. The well manicured lawns stretch away with mature trees, bushes and hedges providing a private and peaceful garden.

## Directions

From Lymington High Street take A337 towards Milford/Christchurch and at the first roundabout take the third exit into North Street. At the T-junction, turn right into Ramley Road. Continue for about ½ mile and turn right into Lodge Road. Almost immediately, turn left into Yaldhurst Lane and bear left into Main Close drive. The property can be found at the end of the private drive.



## Property Video

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





*'Main Close' is the first of three beautiful, luxury executive homes built by a local builder to exacting standards.*

## Services

Energy Performance Rating: A Current: 92 Potential: 94  
Council Tax Band: G  
All Mains Services Connected

## Points of interest

Milford on Sea Primary School	3.2 miles
Priestlands Secondary School	0.8 miles
Walhampton School (Private School)	2.9 miles
Brockenhurst Golf Club	4.8 miles
Brockenhurst Train Station	5.5 miles
Brockenhurst Tertiary College	5.8 miles
Chewton Glen Hotel & Spa	6.6 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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