

Manor Lodge

Lower Pennington Lane, Pennington, Lymington, SO41 8AN

SPENCERS



MANOR LODGE

LYMINGTON • HAMPSHIRE

An extensive modernist house designed by a renowned architect sitting in extensive gardens totalling 0.75 acres in a secluded position off one of Lymington's leafy lanes. Highly convenient for both the High Street and coastal walks, the property offers significant potential for further improvement.

The Property

Sitting Room • Kitchen • Dining Room • Sun Room • Five Bedrooms • Bathroom • Shower Room • Cloakroom

Double Garage Ground Floor

Garage • Cloakroom

Double Garage First Floor

Workshop • Terrace

£1,350,000

5 3 2





The Property

This truly remarkable home was designed by the renowned architect Hilary Duke-Woolley and is a quintessential example of modernist architecture offering spacious rooms, large windows and vaulted ceilings. Currently offering single storey living surrounded by three quarters of an acre of level gardens. The current accommodation extends to over 2,400 square feet with a separate garage building with internal staircase to a first floor room complete with ground floor wc.

From the hall, doors open to a dining room with built in storage cupboards leading to the kitchen / breakfast room with fitted units and breakfast bar as well as space for a kitchen table. Beyond the kitchen is a rear hall, a store room and utililty room. The dining room opens on to an expansive sitting room with vaulted ceiling, wood burning stove and door to the garden room which provides panoramic views of the impressive grounds surrounding the house.

Accessed via a separate corridor are the five bedrooms, four of which are good doubles with a fifth single bedroom. There is a bathroom, a shower room as well as a separate w.c.

A particular attraction of the property is the potential it offers to create an expansive family home, in a particularly generous plot in this sought after location. The property is not in the New Forest National Park and is not in a conservation area or SSSI. One could either remodel the current accommodation or embark on a more ambitious project to create an exceptional new home.





FLOOR PLAN

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Approximate Area = 2483 sq ft / 230.6 sq m
Garage = 822 sq ft / 76.3 sq m
Total = 3305 sq ft / 306.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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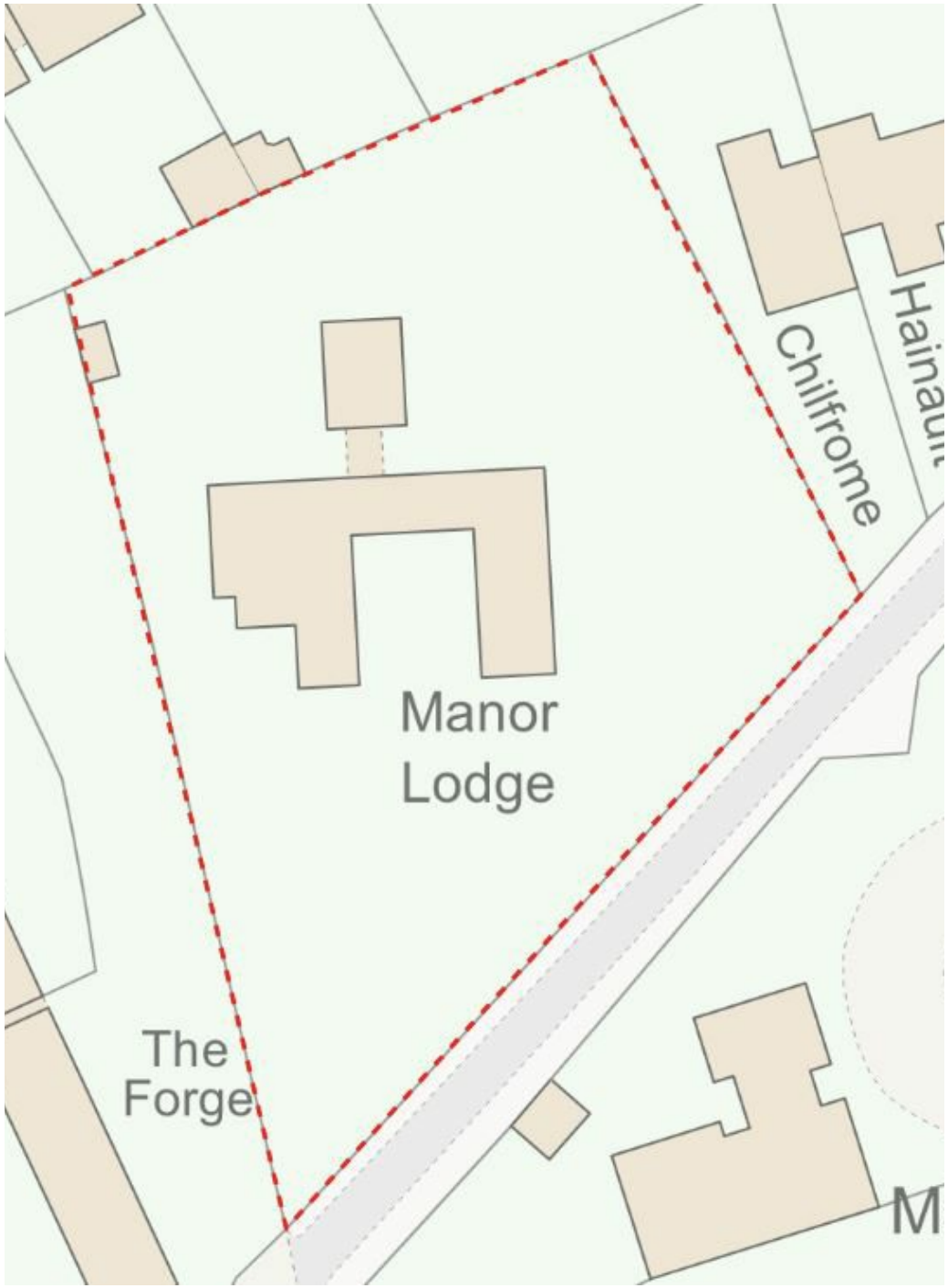












Grounds & Gardens

The house is accessed off a quiet, no through lane from which a sweeping private drive leads through the garden to a large turning and parking area adjacent to the house and garage. The formal gardens behind the house face south, are level and mostly laid to lawn with mature planting and shrubs at the borders.

The Situation

The house is situated in a highly sought-after country lane that terminates on the coastline and south-west of the extensive facilities of Lymington. The town is renowned for its picturesque High Street and Saturday Charter Market, with the Lymington River providing a safe haven for sailors with its marinas and popular Town Quay.

Lower Pennington Lane is the setting for a handful of the more individual properties, with the lane itself terminating on the foreshore with the coastal path that fronts Christchurch Bay. The coastal path linking to the hamlet of Keyhaven in the west with Lymington, being a haven for much wildlife.

Directions

From our offices 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 50 yards, turn right into Lower Pennington Lane. After about a third of a mile, turn right into a small lane between two wooden gate posts. The house will be found after a pair of semi detached houses on the right hand side.





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

Services

Tenure: Freehold

Council Tax: G

EPC: F Current: 26 Potential: 66

Property Construction: Brick elevations with a bituminous felt roof.

Utilities: Mains electric, water & drainage. There is no gas supply.

Heating: Electric

Broadband: ADSL Copper-based phone landline. Download speeds of up to 40mbps available at this property (ofcom)

Parking: Private driveway & garage

Agents Note: For any enquiries regarding multiple dwelling development potential please contact the agent

Important Notice

Spencers of Lymington 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 fitments, 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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