

# Wrentham Cottage

*Middle Common Road, Pennington, Lymington, SO41 8LG*

SPENCERS



# WRENTHAM COTTAGE

## PENNINGTON • LYMINGTON

*A superbly positioned red brick four-bedroom, two bathroom detached character home, set on a generous plot with a high degree of privacy. The property is located in a quiet back water, moments from open countryside and the open space of Pennington Common. The situation of this house should be of great appeal to buyers who are looking for a tranquil, retreat style setting whilst still having the amenities of Lymington and surrounding areas close at hand.*

**Ground Floor**

Kitchen • Dining Room • Conservatory • Sitting Room • Snug • W/C

**First Floor**

Principle Bedroom with En Suite Shower Room • Three Further Bedrooms • Family Bathroom

**Outside**

Garage/Gym • Summer House • Shed

***£1,100,000***

*4* *4* *2*







## The Property

With a private approach from a gravel track and accessed through a five bar gate, the property has a lovely tranquil setting. The entrance porch provides a welcoming area and leads into the hallway where the stairs lead to the first floor and a door leads to the ground floor snug with fireplace. At the end of the hallway the house opens to a generous and well planned living area. By clever design, all rooms are open and link, providing complete flexibility for family life. The modern kitchen includes a range of oak fronted storage units and a larder cupboard with ample worksurface space and appliances include a double range cooker, dishwasher and hidden bin store. There is room for a large fridge freezer. The room opens to both the conservatory, enjoying views over the garden, as well as the generous dining room. There is access to the garden through double doors at one end of the dining room and further double doors lead into the separate sitting room, where there is a fireplace and front aspect window. A door from the dining room leads to a hallway, cloakroom, and access to a laundry room and to the garage, currently used as a gym.

The first floor accommodation comprises four bedrooms including the principal bedroom which is vaulted with two velux ceiling units and rear aspect window. There is an ensuite shower room and ample room for wardrobes. The two double rooms to the front of the house both have the original ornate fireplaces. The remaining double bedroom has a fitted wardrobe and all are served by the family bathroom comprising a bath with shower above, wc and corner hand basin.

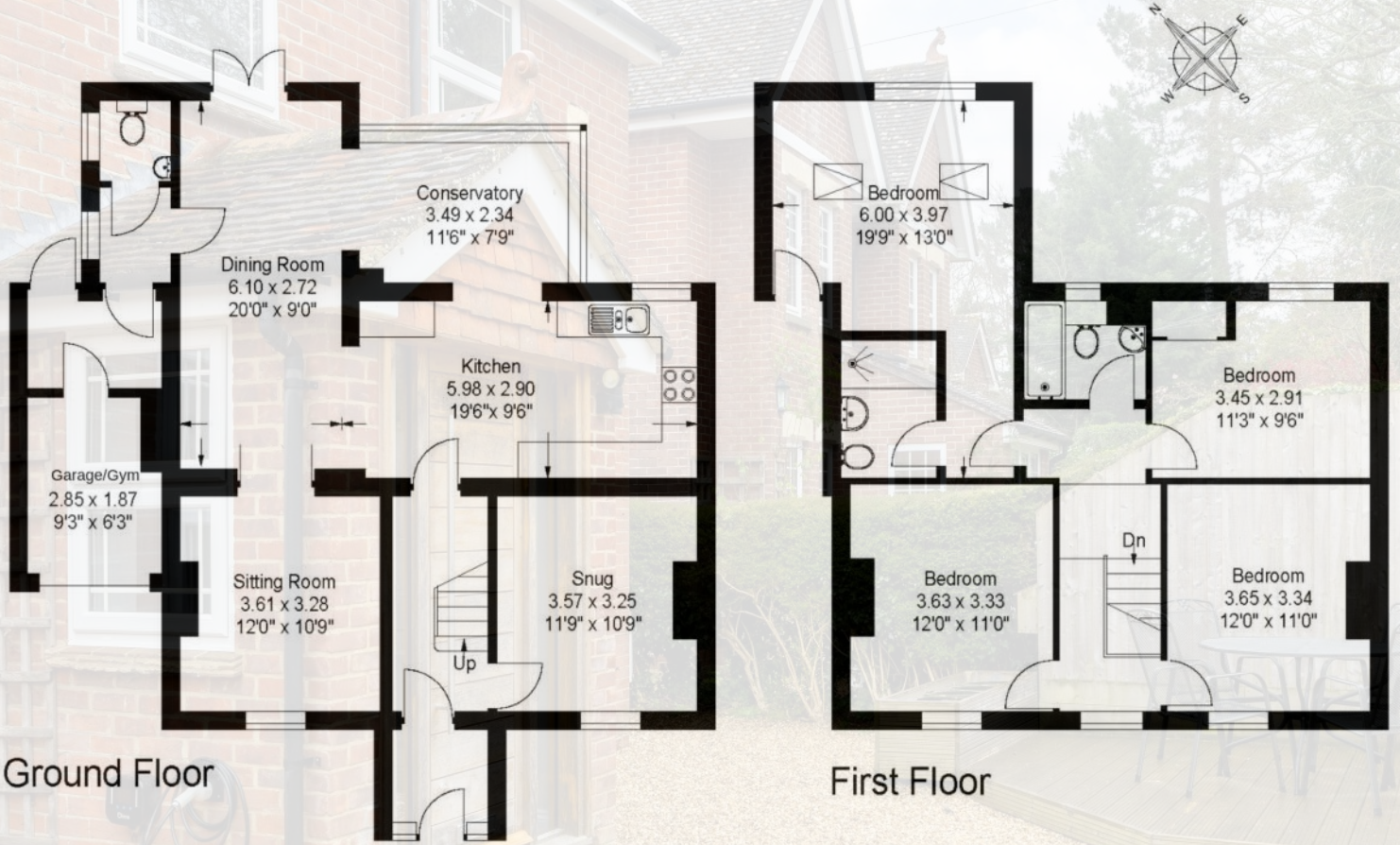








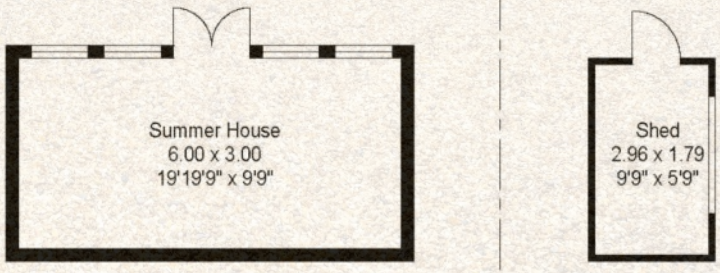
# FLOOR PLAN




Approximate
Gross Internal Floor Area
Hopuse: 171sq.m. or 1841sq.ft.
(Including Garage)
Summer House: 18sq.m. or 194sq.ft.
Shed: 5sq.m. or 54sq.ft.
Total: 194sq.m. or 2089sq.ft.

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NOT TO SCALE









## Grounds & Gardens

The property is approached via a country track, consisting of only three other homes. The front garden is mainly laid to gravel parking with a raised area of decking to enjoy the surrounding countryside views. There is a five bar entrance gate and boundary brick wall. There is parking on the gravel driveway to the front and leading to the attached garage with electric entrance door. There is access to the side of the house to the large rear garden.

The rear garden is a feature of note being of an excellent size with a large entertaining terrace to the rear of the house, a separate terrace with pergola positioned further into the sunny garden and a wooden store. There is also a superb insulated garden summerhouse/studio with heating, power and the front of which is glazed. There is an excellent degree of privacy and mature planting with specimen trees and shrubs. A picket gate, set within a mature hedge, leads to a further area of lawned private garden.

## Directions

From our office in Lymington proceed up the High Street and, on approaching the one way system, take the left fork and follow the A337. Continue over the roundabout and turn right onto South Street. Continue onto Ramley Road and then onto Middle Common Road. Continue along the road for some distance and the turning for the property is discreetly signposted on the right hand side. For viewings, we will provide you with detailed directions.





## The Situation

The property is located within the National Park between two commons on a rural lane near the village of Pennington. The famous Georgian market town of Lymington with its river, marinas and yacht clubs is less than two miles away. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line connection which links with the neighbouring village of Brockenhurst (situated approximately 5.5 miles to the north) that in turn provides a half hourly service to London Waterloo, with a journey time of approximately 90 minutes.











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

## Additional Information

Tenure: Freehold

Council Tax: Band E

EPC: C Current: 70 Potential: 76

Property Construction: Traditional brick & block with Welsh slate roof

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline & cable broadband. Ultrafast broadband achievable at this property with download speeds of up to 1000Mbps (Ofcom)

Parking: Private driveway & garage

Electrical Vehicle (EV) Charging Point: Yes

## 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 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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