

Harpenden

North Greenlands, Pennington, Lymington SO41 8BB

SPENCERS







A charming period property that has been sensitively extended and updated in recent years to provide three bedrooms and three bathrooms with ample off road parking and an attractive garden.

The Property

The front door opens into the welcoming spacious hallway with stairs to the first floor and a cloakroom with under stairs storage for boots and coats. There is a useful home office overlooking the rear garden and a separate dining room which could also be a large double bedroom if required. The main sitting room has a double aspect and is a light and bright room. The kitchen over looks the conservatory with a range of fitted cupboard units and work surfaces with integrated appliances. The utility is off the hallway with more work surfaces and plumbing for a washing machine. The ground floor extension offers a large double bedroom with fitted wardrobes and an ensuite with bath.

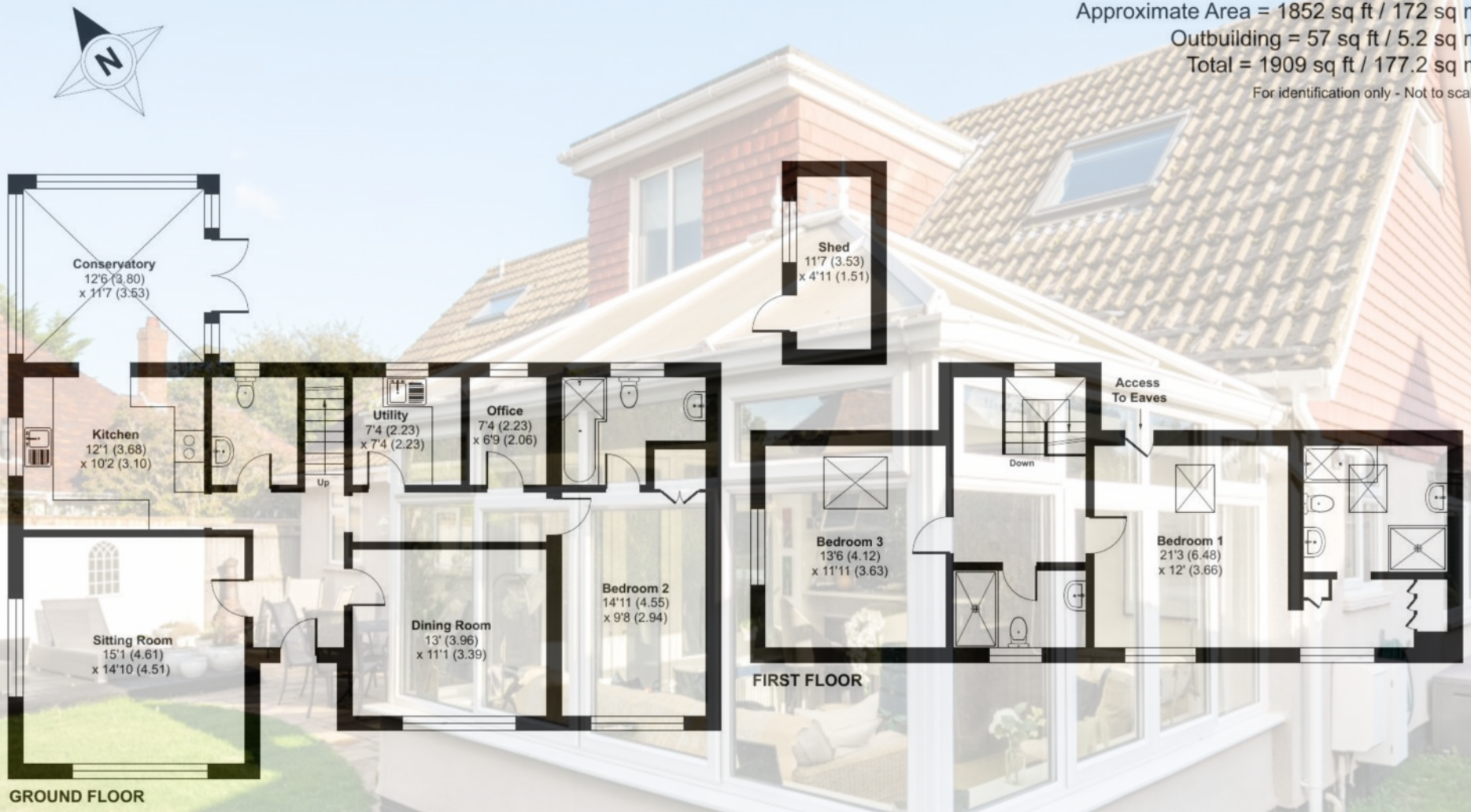
Stairs rise to the first floor, where there are a further two generously proportioned double bedrooms, one benefiting from a spacious dressing room and luxurious en-suite bathroom featuring a large bath, double shower and bidet. A contemporary family shower room completes the impressive accommodation.

£850,000

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Approximate Area = 1852 sq ft / 172 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 1909 sq ft / 177.2 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 2026.
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The family home offers spacious rooms with modern contemporary feel in a quiet cul de sac location.

Directions

From our office proceed up the High Street past the church and at the one way system, head straight on onto Milford Road heading towards Christchurch. Continue on this road go straight over at the roundabout by the Shell garage before turning right almost immediately into North Greenlands. The house will be found at the end of the cul de sac in the left corner.















Grounds & Gardens

The property offers excellent parking on the front gravel drive with a five bar gate and opportunity to build a car port. The rear garden is a delightful sun trap with a lawn, patio, various colourful plantings, mature bushes and shrubs, a wooden garden shed and panelled fence borders.

Situation

North Greenlands is a popular, tree-lined no through road that lies within easy reach of Pennington's shops and is only three quarters of a mile from Lymington High Street with its range of independent and national shops; pubs and restaurants. Lymington is famous for its sailing facilities and remains extremely popular due to the proximity of the coast and forest while also having excellent schooling and transport links. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.





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 F

EPC: D Current: 56 Potential: 68

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Mobile - via 5G network to provide Internet to the property. Ulltrafast broadband achievable at this property with download speeds of up to 10000 Mbps (ofcom).

Parking: Private driveway

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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