

1 Grange Close

Everton, Lymington, SO41 0TY

SPENCERS







An exceptional brand new detached house set in a secluded position off a no-through lane in this popular village offering both a pub and shop.

The Property

The property is being built by the long-established developers Solent Projects who have a reputation for high quality finish and exceptional attention to detail in both interior and exterior finishing.

Significant attention has been paid to running costs and the environmental sustainability associated with the house. As a result, the property is very well insulated and features air-source heat pump central heating and solar panels. For peace of mind, a 10 year insurance backed guarantee on structural works will be in place upon completion of the purchase.

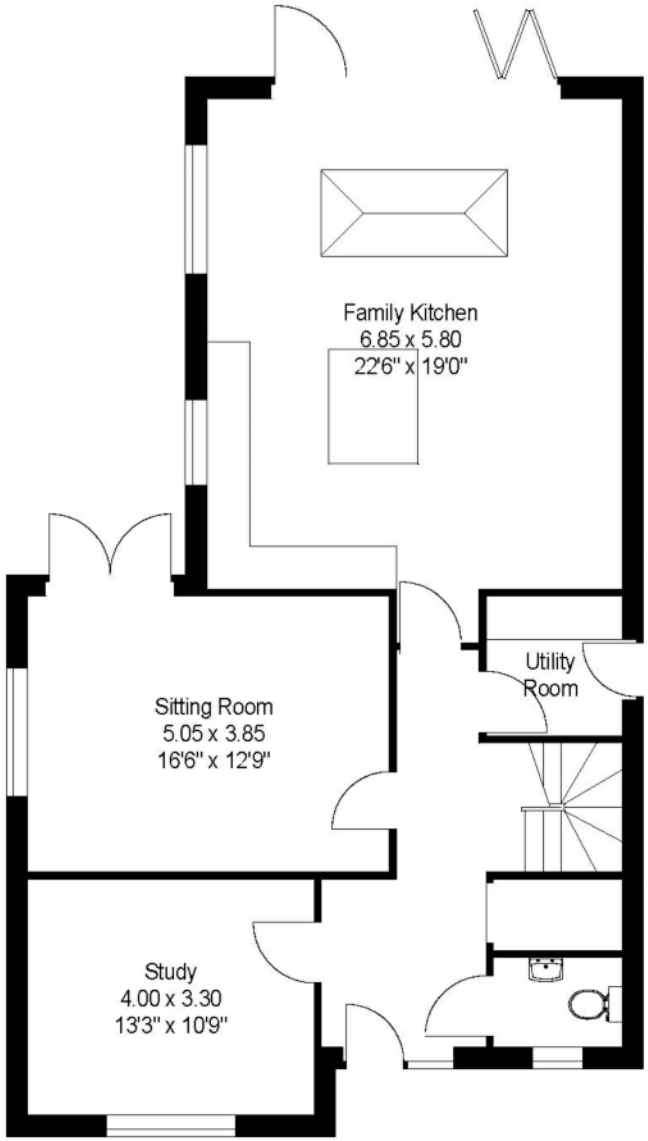
£845,000

4 *2* *2*

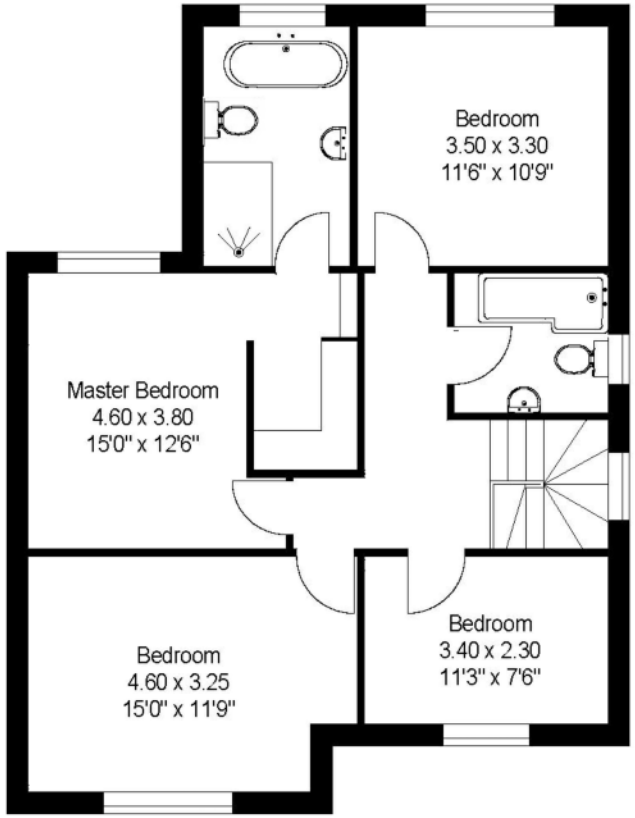
Approximate
Gross Internal Floor Area
Total: 171sq.m. or 1840sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Ground Floor



First Floor











The house provides extensive accommodation of 1,840 sq ft and enjoys extensive mature gardens

The Property Continued…

The front door opens to a wide hall providing access to the downstairs wc and cloaks cupboard. There is a generous study to the left beyond which turning stairs rise to the first floor. In the central portion of the house and with dual aspect including French windows to the garden is a delightful sitting room. A key feature of the house is the impressive kitchen / family room measuring 6.85m x 5.8m and offering a fully fitted kitchen with integrated appliances and a central island and a roof lantern. Bi-fold doors open from the family room to the garden. There is also a highly practical utility room with space and plumbing for a washing machine with work surface over and door to the outside.

On the first floor the master bedroom has a very impressive walk in dressing room as well as an ensuite bathroom complete with bath and separate walk in shower with basin and wc. There are two further double bedrooms, a fourth single bedroom and family bathroom featuring a bath with shower over, wc and basin. Overall 1,840 sq ft.

Directions

From the top of Lymington High Street follow signs for Christchurch in a westerly direction. After approximately 3 miles you will pass signs for Everton and after a short while turn left signposted to Milford on Sea. Almost immediately, turn left again left into Grange Close. Once in Grange Close the property is the first on the left.





Grounds & Gardens

The garden is beautifully landscaped and provides a mix of level lawn and light woodland which protects the north west boundaries. To the front of the property there is ample off street parking and a detached garage.

The Situation

Positioned on the edge of the charming village of Everton, the property is screened from the outside world by mature trees and an attractive belt of woodland which form an appealing part of the garden. Everton is an active village with a well-regarded pub and a village store that caters for most daily requirements.

The surrounding countryside forms some of the best in the area moving from pastoral farm land between the village and the sea to the open heathland of the New Forest National Park to the north which offers a wide range of recreational activities including walking, cycling and riding. There are beautiful safe swimming beaches at Milford on Sea with glorious views to the Isle of Wight as well as a range of superb restaurants, a wine bar and deli clustered around the village green. The market town of Lymington is two miles to the east and provides a wide range of shops, services and restaurants as well as superb sailing facilities and access to the Solent. There is a mainline railway station at Brockenhurst approximately 7 miles to the north which provides direct services to London Waterloo.





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

Services

Subject to Contract

Tenure: Freehold

Energy Performance Rating: TBC Council Tax Band: TBC

All mains services connected

Heating: Air source heat pump & solar

Broadband: Superfast Broadband with speeds of up to 62 Mbps are available at the property (Ofcom)

10 year new build warranty

Important Information

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 **E:** lymington@spencersproperty.co.uk

www.spencersproperty.co.uk