

Oakwood House

5a Grange Close, Everton, Lymington, SO41 0TY

SPENCERS







A spacious and well planned 5 bedroom, 4 bathroom family home with a detached double garage, studio and gardens. The property is located within walking distance of Milford on Sea where there are safe swimming beaches and the village of Everton.

The Property

A welcoming entrance hallway has an attractive oak staircase to the first floor landing and oak glazed double doors lead to the light and spacious sitting room as well as doors to further ground floor accommodation. The sitting room has a feature brick fireplace linking the area to the dining room and kitchen where there are glazed double doors to the rear garden. This entire flexible living arrangement creates a wonderful entertaining space. The sitting and dining areas benefit from oak flooring and a dual front and rear aspect. The brick double sided fireplace is suitable for a wood burner or gas fire (subject to flue specification). The kitchen is beautifully appointed comprising quartz work surfaces, integrated dishwasher, fridge and freezer, pyrolitic oven, microwave which also doubles as a second oven and a warming drawer. There is a generous central island unit with integrated induction hob and retractable extractor and a wonderful view out to the rear garden. There is a utility room accessed from the kitchen and a cloakroom with a low level w.c. From the hallway there is another family snug which could be an ideal ground floor bedroom with an attractive bay window, serviced by the adjacent ground floor shower room.

£875,000

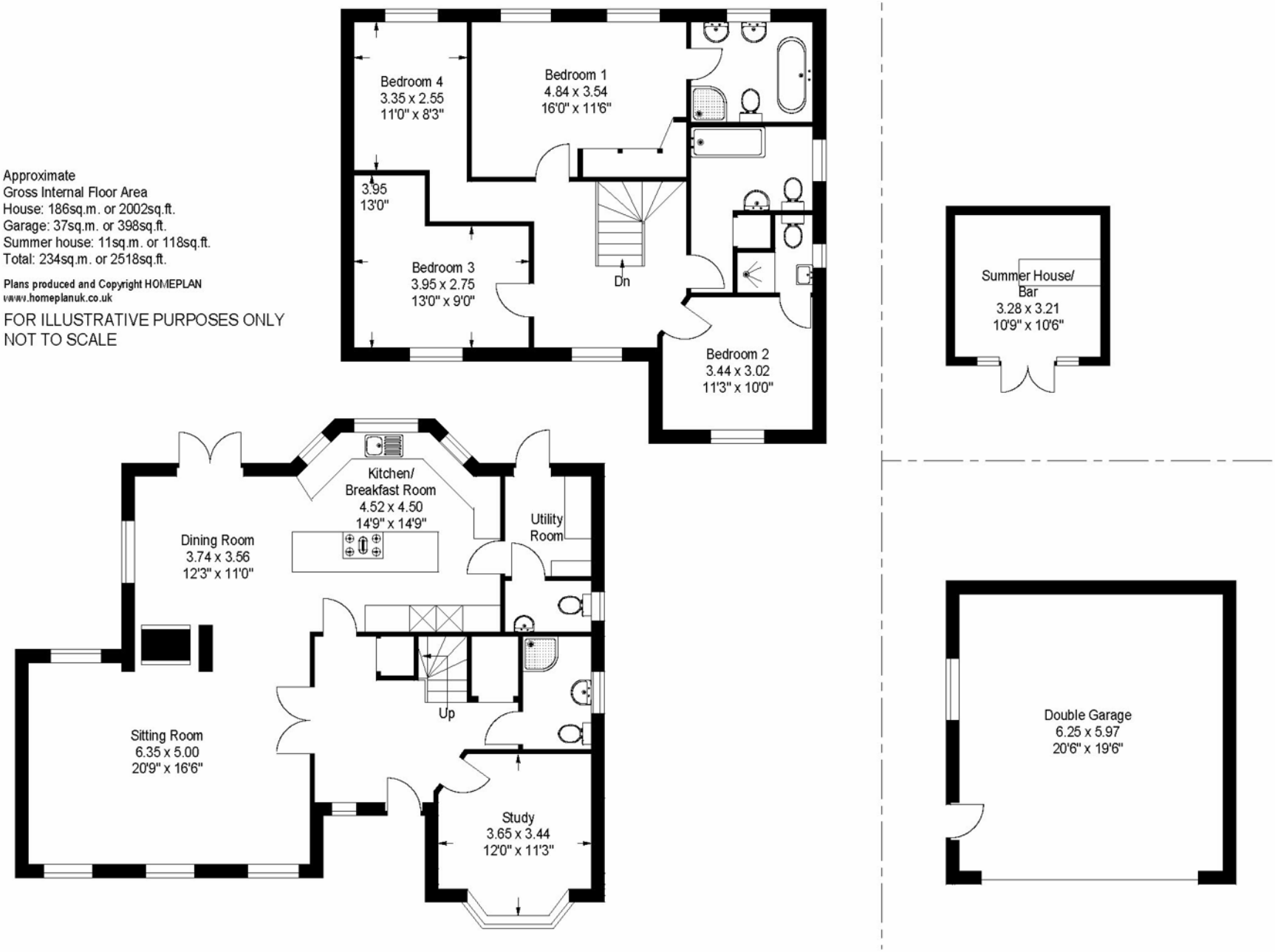
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FLOOR PLAN

Approximate
Gross Internal Floor Area
House: 186sq.m. or 2002sq.ft.
Garage: 37sq.m. or 398sq.ft.
Summer house: 11sq.m. or 118sq.ft.
Total: 234sq.m. or 2518sq.ft.

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NOT TO SCALE







The well-renowned Milford primary school is within a flat 10 minute walk. Keyhaven is also accessible where there are extensive sailing facilities and stunning coastal walks. The bus route to Lymington and the secondary schools is within a 2 minute walk.

The Property continued . . .

The spacious first floor landing leads to four double bedrooms, including two bedroom suites as well as the family bathroom. The principal bedroom comprises a range of fitted wardrobes and a beautiful en-suite bathroom, with separate bath and shower, double wash hand basins and heated towel rail. The second bedroom suite features a large double glazed window to side and an en-suite shower room which is fitted with large shower cubicle and heated towel rail. The further two bedrooms are both doubles and very light with large windows to front and rear aspect. The family bathroom is well appointed with a low level w.c, wash hand basin, bath and storage/linen cupboard.

Directions

From our office in Lymington turn right and continue up the High Street passing through the one-way system at the top of the high street following signs for Christchurch in a westerly direction. After approximately 3 miles, take the turning on the left towards Milford on Sea and Keyhaven and again the first left into Lymore Lane and immediately left into Grange Close. Once in Grange Close take the first left and next left after that and the property can be found through a small gap straight ahead.





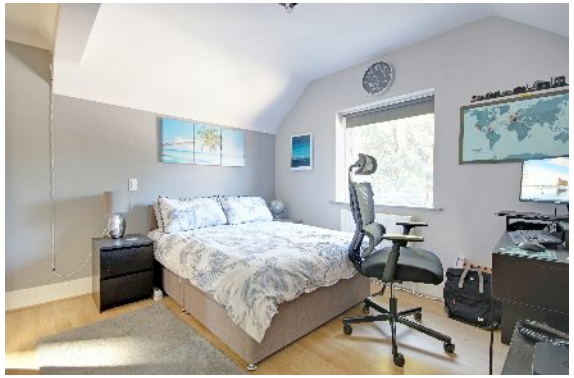
Grounds & Gardens

The property occupies a generous plot at the head of a small cul-de-sac with the front garden accessed via twin five bar gates with a generous decorative shingle driveway providing excellent off road parking for numerous vehicles and or boat/caravan if required with a further area of shingle and lawn extending to one side. The rear garden has a generous patio area perfect for alfresco dining with the remainder mainly laid to lawn with raised borders. High level close boarded fencing and mature trees providing a good degree of privacy and seclusion. There is a detached double garage with an electric door and side access door and a separate timber summerhouse with a pitched roof, fitted with power and lighting.

Situation

Set in a cul du sac on the road to Milford on Sea and at the top of Lymore Lane which leads down to Keyhaven, the sailing facilities and stunning coastal walks. Everton village is close by and has an excellent village store and great pub. The Milford on Sea Primary School is within walking distance and the village centre is approximately 1.3 miles to the South with an attractive village green surrounded by a wide range of shops and restaurants. The Georgian market town of Lymington is approximately 3 miles to the east, with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the North offering extensive walking and riding and picturesque scenery.











Services

Tenure: Freehold

Council Tax: F

EPC: B Current: 81 Potential: 88

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Cable broadband. Superfast broadband with download speeds of up to 80ps available at this property (ofcom)

Tree Preservation Order (TPO: Yes

Planning Permissions or development proposals affecting the property or local Area: 1 Grange Close redevelopment of existing (aged) property.

Parking: Private driveway and garage

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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