

81 Wainsford Road

Pennington, Lymington, SO41 8GG

SPENCERS
NEW FOREST


RED





A charming and well-presented four bedroom semi-detached Edwardian cottage situated on the outskirts of Lymington with wonderful views over the common at Pennington.

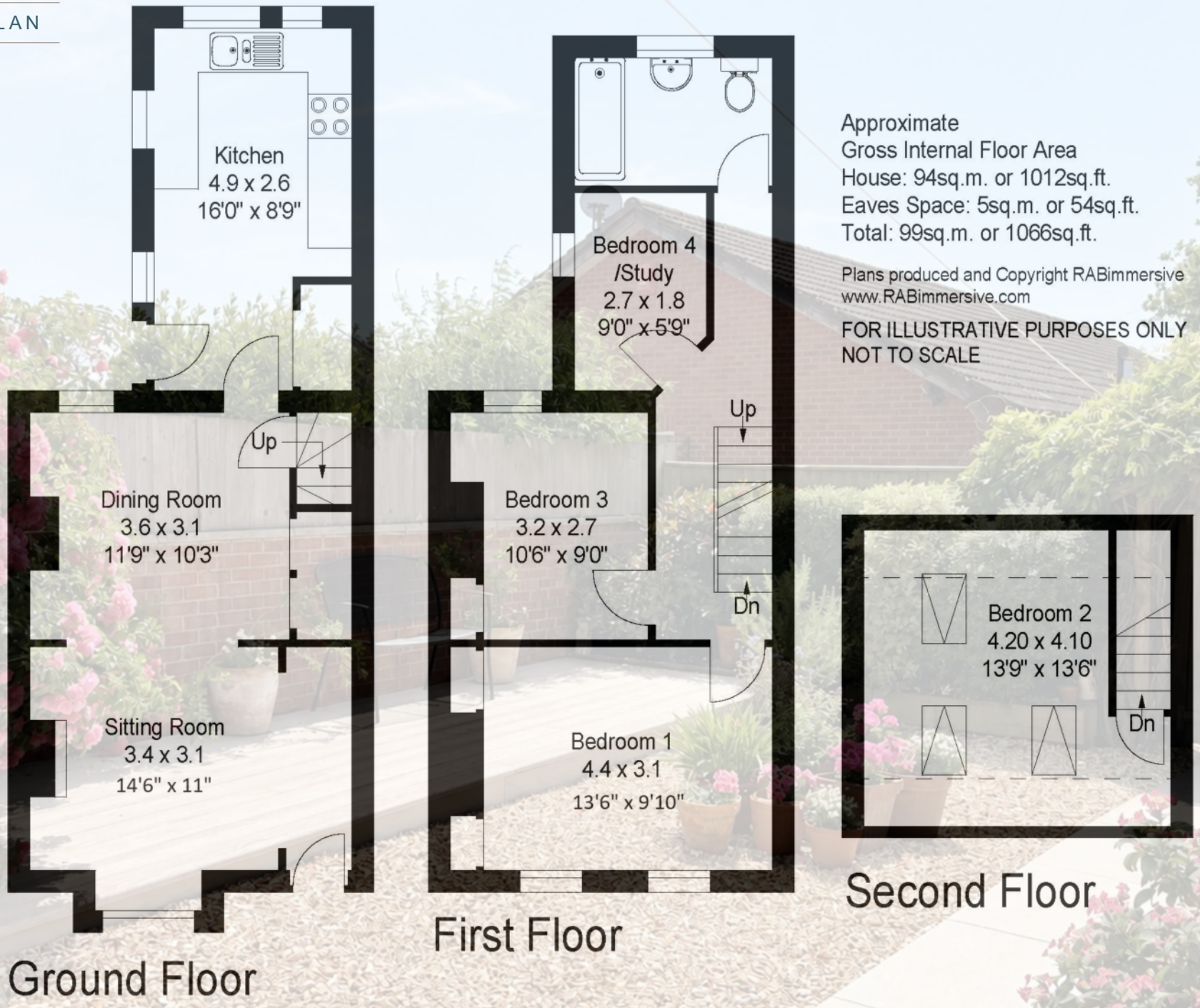
The Property

The front door leads to the open reception hall with storage cupboard and timber floor that extends into the sitting room. The sitting room has a deep bay window enjoying an outlook over the common and an attractive log burner with oak mantel and slate hearth. The dining area has a large wood double glazed sash window overlooking the rear garden, stairs leading to the first floor with storage cupboards beneath. A stable door leads to the farmhouse kitchen with attractive views over the south facing rear garden and a fitted range of cupboards and quartz worktops, butler sink, electric oven, gas hob with extractor, integrated Bosch dishwasher and space for a fridge freezer and washing machine. The kitchen has ceramic tiled flooring a large wood double glazed sash window and three UPVC double glazed windows. A modern Worcester gas fired boiler provides all domestic hot water and central heating with a wooden door leading out to the rear garden.

£595,000

4 1 1

FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 94sq.m. or 1012sq.ft.
Eaves Space: 5sq.m. or 54sq.ft.
Total: 99sq.m. or 1066sq.ft.

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NOT TO SCALE





The property has a south facing garden and detached garage plus parking.

The Property continued . . .

Stairs rise to the first floor landing with the master bedroom enjoying lovely views across the common and twin built in wardrobes. There are two further first floor bedrooms, one with a built in wardrobe, both with garden views. The bathroom has a white suite comprising a free standing roll top bath with ball and claw feet together with a Victorian mixer tap and shower attachment, wash hand basin, W.C and separate shower cubicle. Further stairs rise to the second floor and the final double bedroom with windows overlooking the common and ample eave storage.

Directions

From the top of Lymington High Street continue on the A337 following signs to Pennington. Proceed straight ahead at the Pennington Cross roundabout, and take the second right into South Street. Continue through Pennington passing the public house on the right hand side, and turn immediately left into Wainsford Road. After a short distance, along the property can be found on the left hand side overlooking the common.





Grounds & Gardens

The front garden is enclosed by a wrought iron fence with pedestrian gate with pathway leading to the front door and mature shrubs. The rear garden has been beautifully landscaped with a raised decking area, ideal for alfresco dining. The southerly aspect garden is well stocked with colourful plantings and offers a good degree of privacy with a gravel and patio area with well stocked borders. A pedestrian gate from the garden gives access and a right of way over the gravel driveway which leads to the detached garage with a parking space in front of the garage building. The garage has an up and over door, electricity and work bench. A steep pitched roof provides a useful additional storage area, formerly used as a sail loft.

Situation

The property is located in the village of Pennington, there is a general store with Post Office and is complimented by a selection of other shops, pubs and an extensive leisure centre while schools for all age groups are all within walking distance. Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branchline rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient 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: C

EPC: D Current: 62 Potential: 72

Property Construction: Standard construction

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Superfast broadband achievable at this property with download speeds of 80Mbps

Parking: Garage and driveway

Managed common areas: The driveway is managed by five residents. Although the driveway is owned by the council, it is the residents responsibility to maintain. It was re-dug and re-gravelled approximately six years ago. No annual amount as it was a fixed amount six years ago

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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