

71a Ramley Road

Lymington, SO41 8GY

SPENCERS







A fantastic opportunity to purchase a spacious and modern family home, built by the highly regarded local builders Pennyfarthing. This well-designed property offers flexible living with 3 to 4 bedrooms, including a generous principal bedroom with en-suite, ideal for growing families or those needing additional home office space.

The Property

Upon entering the property, you are welcomed into a spacious and inviting reception hall, with doors leading to all main ground floor rooms. The main sitting room is generously proportioned and enjoys a dual aspect, creating a bright and airy space. A feature electric fireplace adds a cosy focal point, ideal for relaxing evenings. To the rear of the property, the open-plan kitchen and dining room offers a fantastic space for both everyday living and entertaining, with double doors opening directly onto the rear patio and garden. The kitchen is well-equipped with a range of integrated appliances, including a double oven, electric hob, extractor hood, dishwasher, and fridge/freezer. A separate utility room provides practical convenience, with its own access to the driveway and garage. Completing the ground floor is a versatile snug or additional bedroom, along with a modern cloakroom/WC.

The first floor offers an equally well-proportioned landing, providing access to all bedrooms. The principal bedroom is a true retreat, featuring a spacious en-suite shower room and a dedicated dressing area with built-in wardrobes, offering both comfort and convenience.

Guide Price £699,000 3 2 2

FLOOR PLAN

Approx Gross Internal Areas

House: 125.1 sqm / 1346.6 sqft
Garage Outbuilding: 35.3 sqm / 380.5 sqft

Total Approx Gross Area: 160.4 sqm / 1727.1 sqft

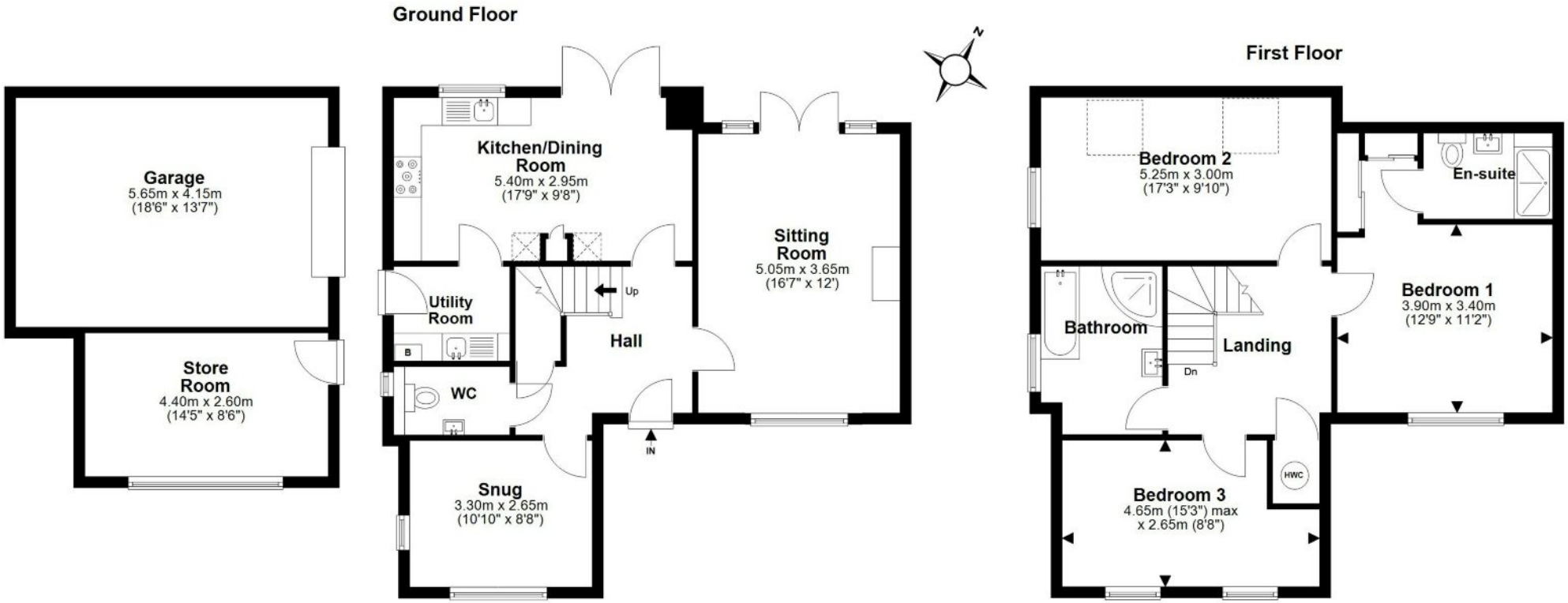


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





Set on a generous plot, the home benefits from a large driveway and a rare double garage with an integrated workshop—perfect for storage, hobbies, or a home business setup. Located within walking distance to well-regarded local schools and a variety of amenities, this property combines quality construction, versatile living space, and everyday convenience.

The Property continued . . .

There are two further generous double bedrooms, each well-presented and ideal for family members or guests. A contemporary family bathroom completes the upstairs accommodation, featuring a separate shower and bathtub—perfect for modern family living. This thoughtfully designed layout, combined with spacious and versatile accommodation throughout, makes this an ideal home for growing families.

Directions

From our offices in Lymington head towards the top of town and leave Lymington heading towards New Milton and Christchurch. Go straight over at the roundabout next to the Shell garage and take the second turning on the right into South Street. Continue past the shops in the centre of Pennington continuing straight on onto Ramley Road. Pass Pennington Common on your left and continue further half mile and the property can be found in a small close on the right hand side.





Grounds & Gardens

To the side of the property, a generous driveway provides ample parking for several vehicles and leads to a spacious double garage with an adjoining workshop—ideal for storage, hobbies, or a home office. A pedestrian gate offers convenient access to the rear garden, which presents a blank canvas ready for personalisation, featuring a neat lawn and a pleasant patio area, perfect for outdoor entertaining. The front door is approached via an attractive pathway bordered by thoughtfully arranged planting, creating a welcoming first impression and enhancing the home's curb appeal.

Situation

The property is located on the edge of the village of Pennington which offers a variety of local shopping including a general store with Post Office and Tesco Express together with a further selection of shops and pub. There are excellent local walks nearby along with the open spaces of Pennington Common. The Leisure Centre is also within a short walk and offers excellent recreational facilities and nearby schools cater for infant primary and secondary education. Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is renowned for its variety of High Street shopping, Town Quay, marinas and yacht clubs. The New Forest National Park surrounds the area providing easy access enjoy its natural beauty. There is a useful branch line with rail connection linking with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) which 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.

Services

Tenure: Freehold

Council Tax: E

EPC: B Current: 84 Potential: 93

Property Construction: Brick elevations & slate roof

Utilities: Mains gas, electric, water & drainage. The water supply is not on a water meter.

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mps available at this property (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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