



PETTENGELLS
ESTATE AGENTS

5 Cypress Grove, Everton, Lymington, SO41 0ZL
Asking Price £625,000

5 Cypress Grove, Everton, Lymington, SO41 0ZL

- Four Bedrooms
- Living & Dining Rooms
- Kitchen
- Utility Room
- Ground Floor Bedroom/Potential home office
- Ensuite
- Gardens
- Driveway
- Village Location
- Close to town, beach and forest





FOUR BEDROOM HOME IN VILLAGE LOCATION!

We are pleased to offer this impressive four bedroom, two reception room, two bathroom detached house situated in the ever popular village of Everton which is just a short drive from Lymington town, Milford Beach or the open New Forest.

Accommodation: The entrance hall has a feature part vaulted ceiling and leads to the downstairs cloakroom. There is a well appointed kitchen. The splendid living and dining rooms overlook the rear garden with the former having a potential open fireplace. What was originally the garage has been converted into a downstairs fourth bedroom or further reception room and this adjoins the utility room. Upstairs there are three double bedrooms, bedroom one having an ensuite shower room plus the main family bathroom.

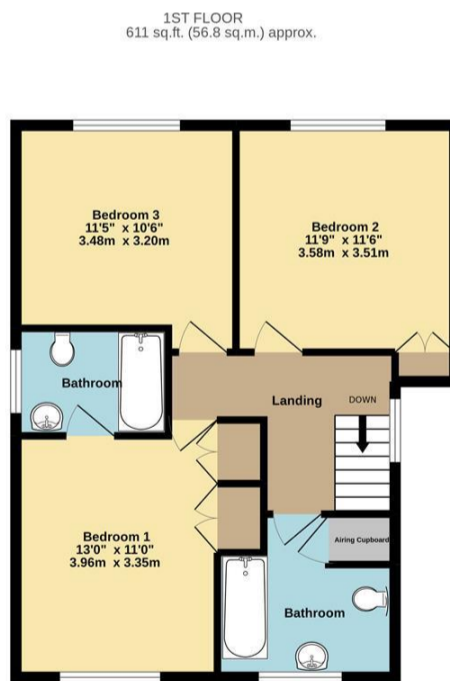
Outside: To the front the drive gives off road parking and adjoining this there is an area of garden. The rear garden is a particularly pleasant feature of the house with lawned and decked areas as well as shrub borders and sheds. There is outside lighting as well as water and power both front and rear.

Living Room: 16'8" x 12'6", Dining Room: 13' x 10'9", Kitchen: 12'5" x 11'5", Ground floor bedroom four: 19' x 8'5", Bedroom One approx: 13' x 11', Bedroom Two: 11'9" x 11'6", Bedroom Three 11'5" x 10'6"

EPC: C, Council Tax Band: E, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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