



PETTENGELLS
ESTATE AGENTS

37 Highfield Road, Lymington, Hampshire, SO41 9JH
Guide Price £850,000

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- Four double bedrooms, Three ensuite bath/shower rooms
- Impressive vaulted kitchen/breakfast room
- Large lounge with wood burner
- Separate utility room
- Detached garage with office/studio to rear
- Completed in 2013 with PV, solar thermal
- Versatile and flexible accommodation
- Convenient and popular location
- Triple glazed UPVC windows & super insulated
- Underfloor heating on the ground floor





A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM CHALET STYLE PROPERTY BUILT IN 2013 WITH MANY ECO SAVING FEATURES.

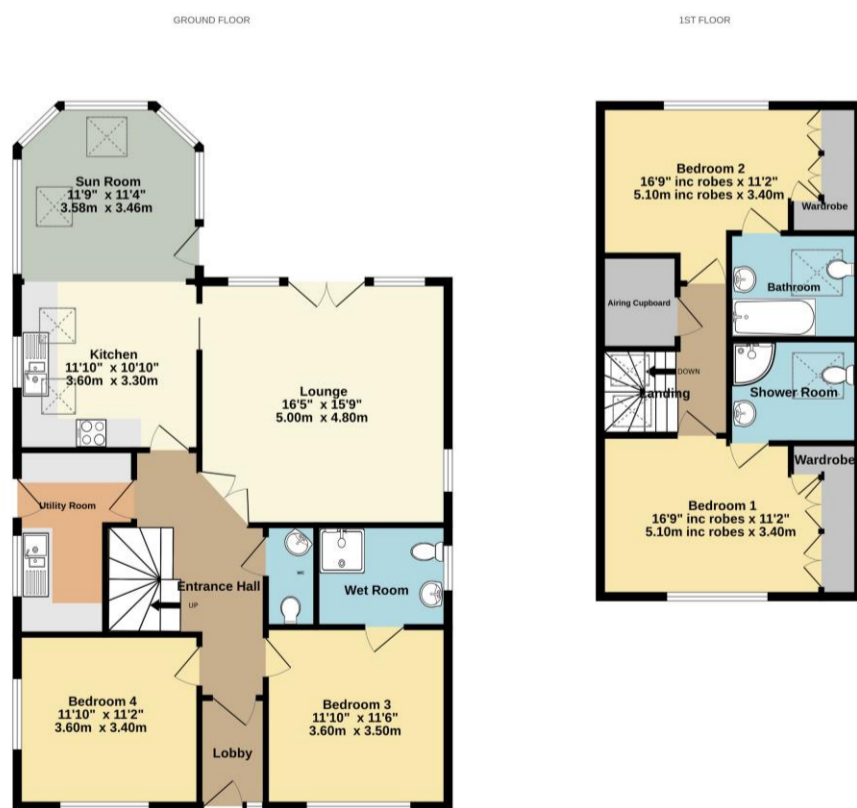
Accommodation: The front door opens into the inner hallway with glass doors leading into the spacious and bright main hallway. Double doors lead into the large lounge in turn opening onto the rear garden. The beautifully appointed kitchen/dining room is also at the rear with doors opening to the patio area and garden. A separate utility room houses the gas boiler, the central vacuum system, and control panel for the rain water harvest system. There are two ground floor bedrooms with one having an ensuite wet room. There is a further ground floor cloakroom. The first floor has two vaulted double bedrooms both with ensuite bath/shower rooms, with a comprehensive range of fitted wardrobes.

Outside: The block paved driveway gives off road parking for multiple vehicles with a long driveway to the side where in turn double gates lead to the detached garage with power, lighting and an electric up and over door. The rear of the garage has been separated into a home office. The established good size and sunny rear garden is approximately south westerly facing and comprises of mature shrub and flower borders with large lawned area.

EPC: B, Council tax band: F, Tenure: Freehold

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, 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. Made with MapInfo 12.00a

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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