



**PETTENGELLS**  
ESTATE AGENTS

7 Ravenscourt Road, Lymington, Hampshire, SO41 3PJ  
Asking Price £1,150,000

7 Ravenscourt Road, Lymington, Hampshire,  
SO41 3PJ

- Splendid family home in sought after location
- Delightful gardens
- Lots of parking plus double garage
- Four first floor bedrooms
- Plus ground floor bedroom 5 or reception room
- Living/dining room with log burner
- Magnificent kitchen/family room
- Bathroom & ensuite
- Walking distance to Lymington town
- Space for boat/caravan







EXCEPTIONAL FAMILY HOME IN SOUGHT AFTER LOCATION, WALKING DISTANCE OF TOWN AND QUAY.

Accommodation: There is a welcoming entrance hall leading into a wonderful living/dining room which also has a log burner. The kitchen/family room is most impressive with a 'snug' area opening out to the garden and a very well-appointed kitchen with extensive integrated appliances and a central island with breakfast bar. There is a further potential reception room currently laid out as a separate dining room although this could perhaps be a study/home office or indeed a ground floor bedroom five and adjoining this is a downstairs cloakroom. The first floor landing leads to four double bedrooms. Bedroom one has an en suite and there is a main family bathroom.

Outside: The house sits on a wonderful double width plot and has a driveway giving extensive off-road parking which leads to the double garage, this has an electric double width door. Behind the garage there is a workshop/utility room plus a cupboard housing gas boiler. To the side of this is additional potential parking perhaps for a boat or caravan. There is an area of mainly lawned front garden with a hedge border to the front. The rear garden is a lovely feature enjoying a great south westerly aspect comprising a secluded lawned area as well as attractive borders and extensive paved patio adjoining the house. To the side is a further area of the garden with a large summer house and to the other side is a pleasant decked area and perfect for enjoying sunshine/alfresco dining.

Council tax band: F, Tenure: Freehold

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**Ravenscourt Road, Lymington, SO41**

Approximate Area = 1704 sq ft / 158.3 sq m  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Garage = 376 sq ft / 34.9 sq m  
 Outbuilding = 152 sq ft / 14.1 sq m  
 Total = 2277 sq ft / 211.4 sq m  
 For identification only - Not to scale



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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