



45 Rodbourne Close

— Everton, Hampshire, SO41 0LW —

Welcome to Rodbourne Close...

An enclosed entrance porch with quarry-tiled floor and glazed inner door opens into a spacious sitting room, featuring a bay window with a pleasant outlook to the front and an attractive fireplace fitted with a gas fire. Laminate flooring runs throughout much of the property. The modern kitchen is fitted with a range of floor-mounted units, incorporating a stainless steel one-and-a-half bowl sink with mixer tap, space and plumbing for a washing machine, fridge-freezer, and a four-ring gas hob with electric double oven.





Take a look around...

A glazed door leads through to the conservatory, which overlooks the rear garden and benefits from a radiator, making it comfortable for year-round use. An inner hallway leads to the three bedrooms, two generous doubles and a single room suitable as a third bedroom or study. The main bedroom faces south and enjoys plenty of natural light, while the second bedroom has patio doors opening directly onto the garden. The family bathroom is fitted with a modern white suite comprising a low-level WC, wash basin, and a bath with a shower over.



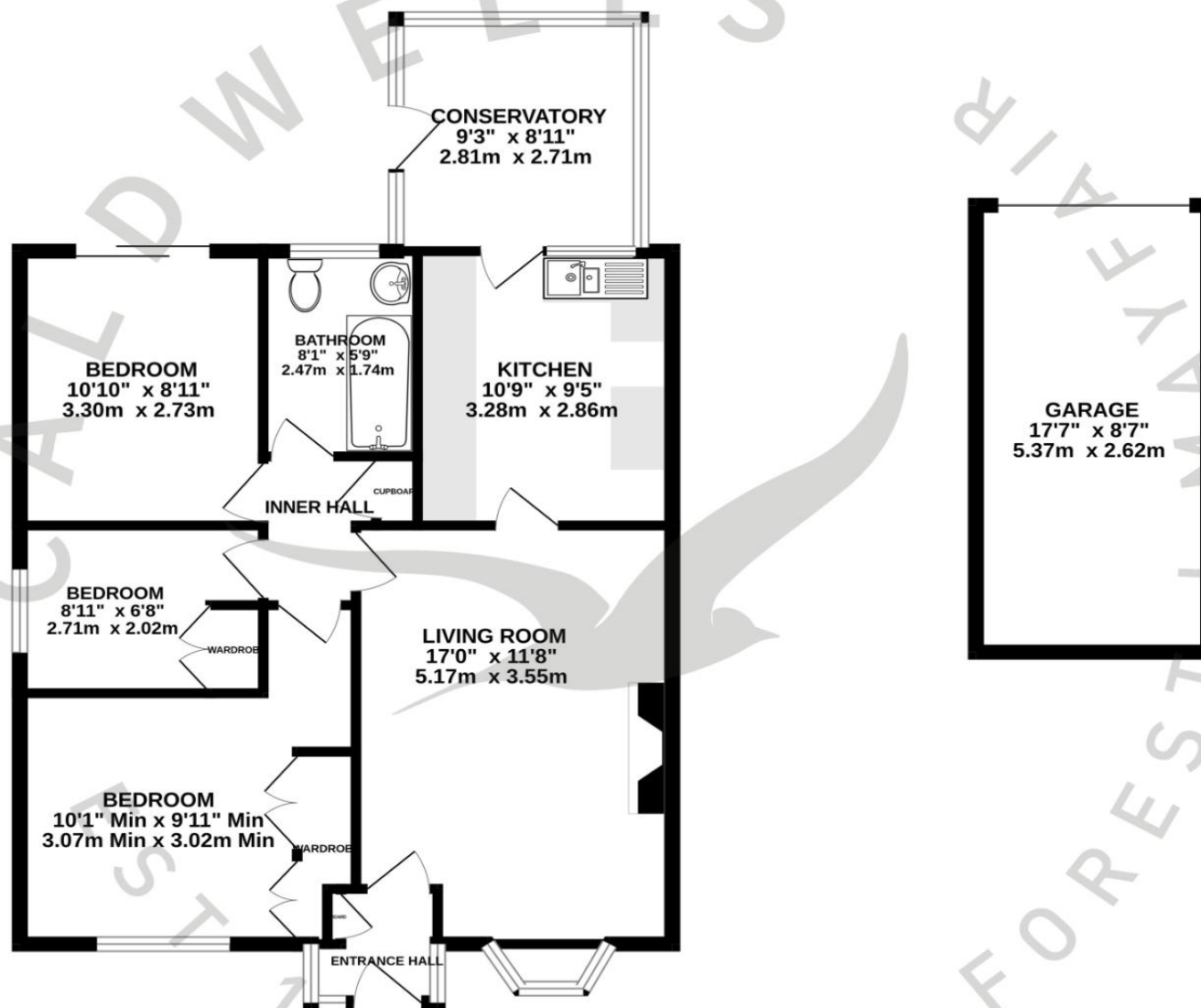


Meet me in the garden...

Outside, there are pleasant gardens to both front and rear, mainly laid to lawn with mature shrub borders, paved seating areas, and a useful garden shed. A garage in a nearby block provides convenient parking or storage. This charming bungalow combines comfortable living with a peaceful village setting, a superb opportunity not to be missed.



GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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.
Made with Metropix ©2025

The Finer Details...

The Property

Appealing detached bungalow

Lovely village location

Spacious living room with feature fireplace

Modern fitted kitchen

Bright conservatory – usable all year round

Three bedrooms (two doubles and one single/study)

Family bathroom

Pleasant gardens to front and rear

Garage close by

Directions

From the High Street, head west towards Church Lane, continuing onto St Thomas Street and then Priestlands Place. Continue to follow the A337, and at the roundabout, take the second exit onto Milford Road. Proceed along the A337, then turn right onto Everton Road. Take the first left onto Farmers Walk, then left again onto Rodbourne Close, and the destination will be found on the left.

 **what3words** ///charted.decent.embellish

Services

Mains gas, electricity and water are connected to the property.

Tenure

Freehold

Council Tax Band

C

EPC Rating

D



Where Do I Go For?...



Bread/milk/newspaper?

Everton Post Office is within walking distance, and Lymington also has a Tesco, Waitrose and M&S Food



Schools?

Lymington and Pennington have excellent infant and junior schools, plus Priestlands secondary. Local independent schools include Walhampton in Lymington and Durlston in Barton on Sea, as well as various nurseries and preschools



GP/pharmacy?

Lymington has a GP surgery and a number of pharmacies and dental practices



Train?

Lymington stations connects to Brockenhurst which has a mainline service to London Waterloo (90 mins approx.)



A bite to eat?

There are many great eateries in the Lymington including The Haven, The Townhouse and The Monkey Brewhouse



Gym & swim?

Elmers Court or the Health & Leisure Centre, both in Lymington



A stroll?

We are spoilt for choice! The beach and cliff top at Milford, the sea wall at Lymington and the open forest which are all just a short drive away



Family day out?

Beaulieu Motor Museum is just a 25 minute drive away and the world famous Paulton's Park and Peppa Pig World is just 17 miles away!



Spa day?

Lime Wood Hotel in Lyndhurst, Chewton Glen in New Milton and Careys Manor in Brockenhurst



Asking Price £369,950

caldwellsnewforest.com

01590 675875 sales@caldwellsnewforest.com

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

Scan the QR code to make an enquiry or to book a viewing...

