



71a South Street

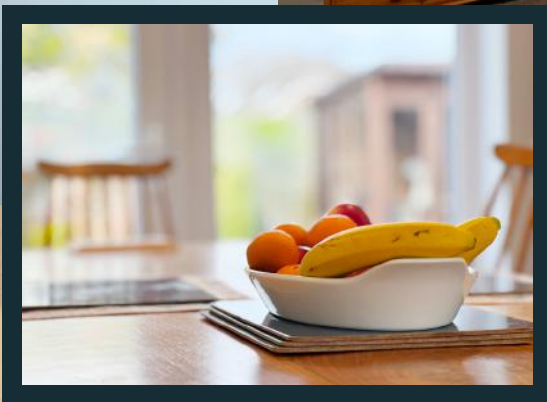
Pennington, Lymington, Hampshire, SO41 8DY



Welcome to 71a South Street...

Accessed via a side entrance with a UPVC front door, the property opens into a welcoming hallway with understairs storage, stairs to the first floor, and doors to the principal ground-floor rooms. A generous cloakroom includes a close-coupled WC, pedestal washbasin, tiled finishes, and a fitted mirror. The large sitting room is bright and airy, featuring a wide picture window to the front elevation and an attractive fitted gas fire with a pine surround and marble slip and hearth. A squared archway leads through to the dining area, which overlooks the rear garden and benefits from a UPVC casement door opening directly onto the patio. A serving hatch links the dining room to the kitchen.





Take a look around...

The beautifully appointed kitchen features modern Shaker-style units offering ample worktop space, drawers and cupboards, and further recessed storage. Appliances include a fitted dishwasher, a five-burner AEG hob with matching oven beneath, washing machine and tall fridge-freezer. A Worcester gas-fired boiler is housed in a dedicated cupboard. Additional features include a one-and-a-half-bowl stainless-steel sink with views over the garden, ceramic tiled flooring, extensive splashback tiling, plentiful power points.





Where dreams are made...

A spacious landing provides access to the airing cupboard fitted with slatted shelving and to the loft via hatch, equipped with a built-in ladder, offering excellent additional storage or possible conversion to a fourth bedroom (stpp). The principal bedroom is a generous double with a large picture window to the front elevation and a contemporary en-suite shower room featuring tiled walls and floor, a walk-in shower with glazed screen, a close-coupled WC, a built-in washbasin with cupboard beneath, an illuminated mirror, and a ladder-style heated towel rail. Bedrooms two and three are also good-sized doubles, both overlooking the rear elevation with attractive views over the gardens. These rooms are served by the modern family bathroom.

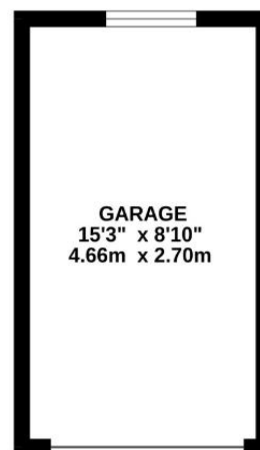
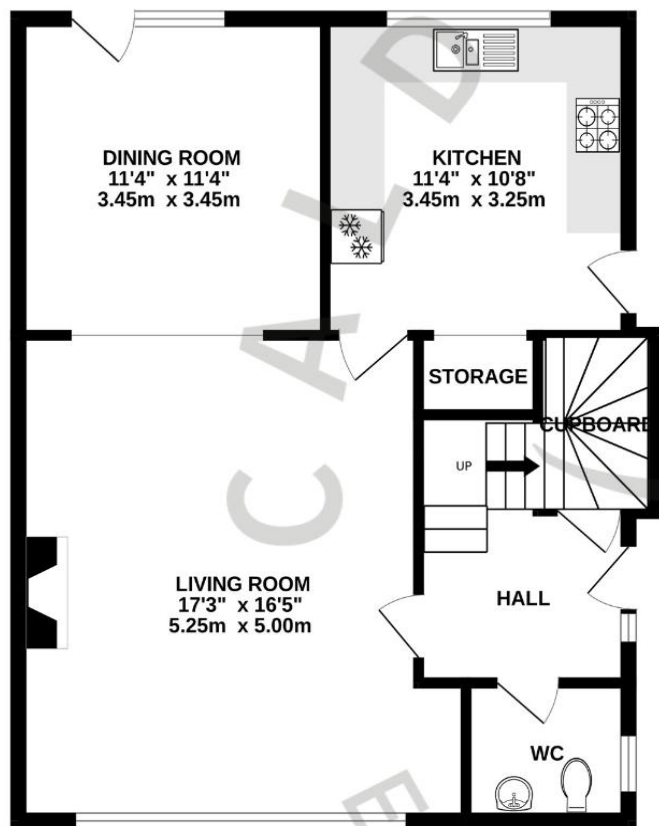


Meet me in the garden...

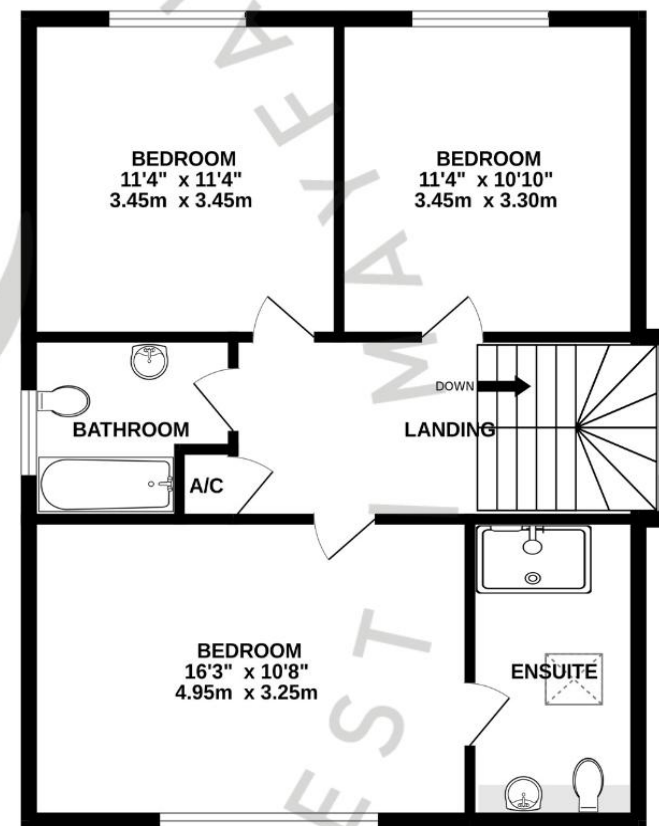
To the front, a wide gravel driveway provides ample parking with access along the side of the property to the detached single garage, fitted with a metal up-and-over door and power. Sensor lighting is positioned along the side of the house augmenting manually activated side and rear garden lighting. The rear garden is attractively laid out with a paved patio, pathway, a well-tended lawn, colourful borders, and mature shrubs. The garden benefits from a principally west-facing aspect, a charming summerhouse and a useful garden shed for additional storage.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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.

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The Finer Details...

The Property

Refurbished three bedroom house

Modern fittings throughout

Tucked away cul-de-sac

No forward chain

Ensuite and family bathroom


Pleasant gardens with summerhouse and shed

Ample off-road parking and single garage

Close proximity to shops and schooling

Directions

From our office, head west along the High Street and continue onto St Thomas Street, following the road as it becomes Priestlands Place (A337). Remain on the A337 as it becomes Stanford Hill and then Milford Road. At the roundabout, take the second exit to stay on Milford Road (A337). Continue a short distance before turning right into South Street, just before the parade of shops. The cul-de-sac is located just off South Street on the right, directly opposite the turning into West Way. Proceed along the road, keeping Cherry Tree House on your left, and the property will be found at the end of the cul-de-sac on the left.

 **what3words** ///debating.cropping.faces

Services

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

Tenure

Freehold

Council Tax Band

E

EPC Rating

C



Where Do I Go For?...



Bread/milk/newspaper?

There is a parade of shops within walking distance located on Milford Road, and the town 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 connect 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: £660,000

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

