



5 Daniells Close - With Planning Permission for Extended Statement Home

— Lymington, Hampshire, SO41 3PQ —







# Welcome to 5 Daniells Close...

A covered entrance porch opens into a welcoming hallway with useful understair storage and an airing cupboard housing the hot water tank. A glazed panelled door leads into the dual aspect sitting room, featuring a character brick fireplace with tiled mantel. A sliding door opens to the dining room, which enjoys French doors leading onto the west-facing patio and garden. The ground floor also benefits from a bedroom or study, positioned alongside a bathroom comprising a bath, wash basin and WC.









# Take a look around...

*The kitchen is fitted with a range of floor and wall-mounted units, a stainless steel one-and-a-half bowl sink, space and plumbing for a dishwasher, space for a cooker, shelved crockery cupboards and a useful walk-in pantry. Leading from the kitchen is a versatile garden room with two sets of sliding doors opening onto the garden, as well as a separate rear door providing access to the side of the property and garage. This space offers plumbing for a washing machine and tumble dryer, with a boiler cupboard housing the Worcester gas-fired boiler.*



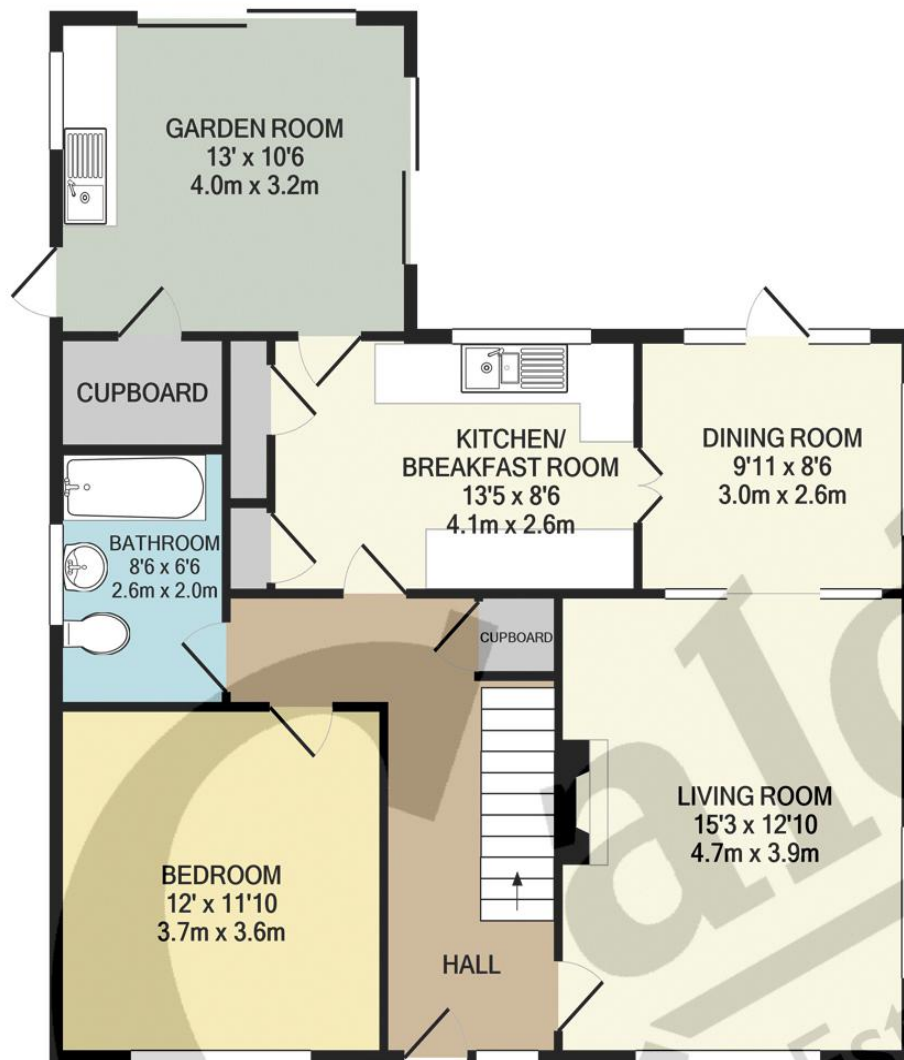


# Take a look around...

*Stairs rise to the first-floor landing, which includes additional storage and access to two double bedrooms. One bedroom incorporates a useful study area, while the other features under-eaves storage and access to the roof space. A shower room completes the first floor, fitted with a shower cubicle, WC and wash basin. A driveway runs in front and alongside the house, providing access to the single garage with traditional doors. The rear garden is of a good size and enjoys a sunny south- and west-facing aspect. A patio area provides an ideal seating space, while the remainder is mainly laid to lawn with mature rhododendrons, a timber summer house and garden shed. The garden is exceptionally private and a true sun trap.*







GROUND FLOOR  
APPROX. FLOOR  
AREA 880 SQ.FT.  
(81.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

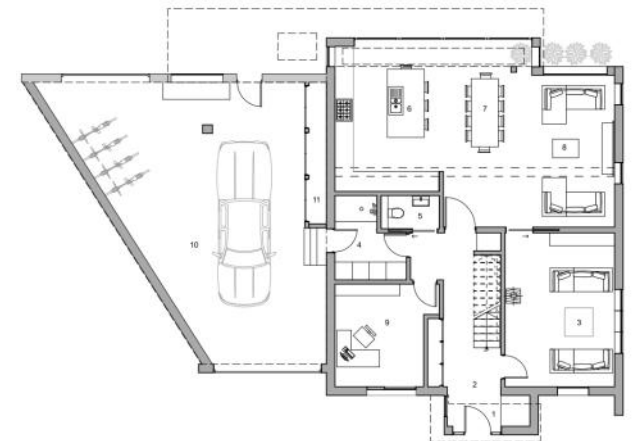
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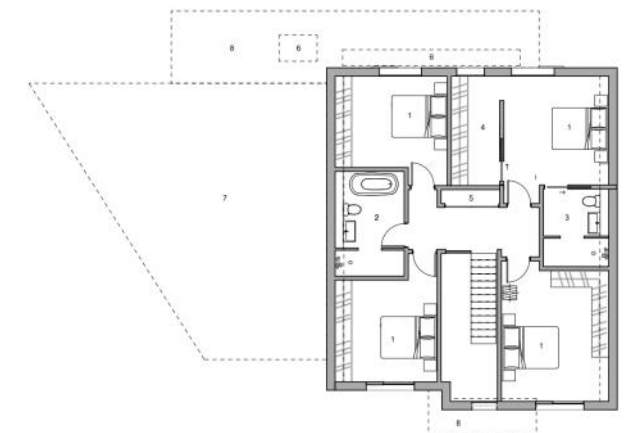
PROPOSED NORTH ELEVATION  
Scale 1:100



PROPOSED SOUTH ELEVATION  
Scale 1:100

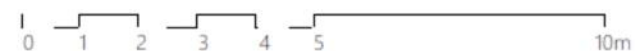


PROPOSED GROUND FLOOR  
Scale 1:100



PROPOSED FIRST FLOOR  
Scale 1:100

- A: Cladding
- B: Tile Roof
- C: Double Glazed Aluminium Doors
- D: Smooth Render
- E: Double Glazed Aluminium Windows
- F: Clad Garage Door





# Planning Permission Information...

*This three-bedroom chalet bungalow has planning permission to transform the property into a modern four-bedroom statement home. Ideally positioned south of Lymington High Street, the property combines seclusion, convenience and a rare development opportunity. The development potential and proposed scheme comprises a thoughtfully designed two-storey replacement extension which would remove the existing garage and rear extension to create a significantly enhanced and contemporary family home. The proposal includes: two additional first-floor bedrooms, a principal bedroom with ensuite, a family bathroom and generous storage, a large open-plan kitchen, dining and living space on the ground floor, home office, utility room, and further storage, a new integral garage and bike store, a new front porch unifying the existing outbuildings and garage.*





# The Finer Details...

## The Property

Three-bedroom chalet bungalow with planning for exceptional development potential

Quiet cul-de-sac position south of Lymington High Street

Sitting room with feature fireplace

Dining room and garden room

Kitchen with pantry

Ground-floor bedroom/study and bathroom

Two first-floor double bedrooms and shower room

Driveway and garage

Beautiful, secluded south- and west-facing garden with summer house

Proposed two-storey extension offering substantial future accommodation

PLEASE NOTE: The 3D renders are AI generated images to give a feel for the proposed building

## Directions

From our office proceed up to the church and turn left into Church Lane. Follow the road along and after a short distance turn right into Daniells Walk then turn left into Daniells Close. The property will be seen on the right hand side.

 **what3words** [///poker.photos.monorail](https://www.what3words.com/poker.photos.monorail)

## Services

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

## Tenure

Freehold

## Council Tax Band

F

## EPC Rating

D





# Where Do I Go For?...



## Bread/milk/newspaper?

*Lymington Tesco Express is within walking distance, and the town also has a 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 £895,000

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

