



SPENCERS
LETTINGS

Crofters Wainsford Road Pennington

£3,500 PCM

A very well presented 4 bedroom detached house set in a rural yet accessible position with a large garden backing on to open fields. The house offers parking, a double garage and a garden home office / games room. Holding Fee £807.00 Security Deposit £4038.00. To pass referencing you will need an income of £105,000 per annum.



- Quiet Location • Spacious Family Home • Attractive garden Over Looking Open Fields • Double Garage • Large Garden Room / Office/ Games Room

This very attractive house exudes character yet has benefited from sensitive updating by the current owners. The front door opens to a hall from which there is a well presented kitchen / breakfast room beyond which lies a utility room and downstairs wc. Across the hall is a snug / study with a generous sitting room at the rear of the house complete with integrated wood burning stove and bi-fold doors opening on to the garden.

Upstairs there are four bedrooms. The main bedroom features built in wardrobes and an en suite bathroom. There is also a separate family bathroom with both a bath and separate shower which serves the remaining three bedrooms.

On foot, the house is approached over a garden path leading to both the front and rear gardens as well as the front door. To the right of the path is a generous parking area which comfortably accommodates two large cars. Adjacent to the parking area is a detached double garage with up and over doors.

The main gardens lie to the rear of the house and back on to open fields. the gardens are mostly laid to lawn with mature hedging and trees at the boundaries. There is a separate detached 23' x 13' games room with power, lighting and electric heating as well as mains water connected. This space would make an ideal games room, home office or studio.

Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: C Current: 73 Potential: 83

Property Construction: Standard construction

Heating: Gas central heating

Utility Supplies: Mains gas, electricity and fresh water. Drainage via a septic tank that is emptied 2-3 times a year. The septic tank is shared between 3 properties. The tank is not located within the boundary of the property.

Broadband: Broadband with speeds of up to 47mbps is available at this property (Ofcom)

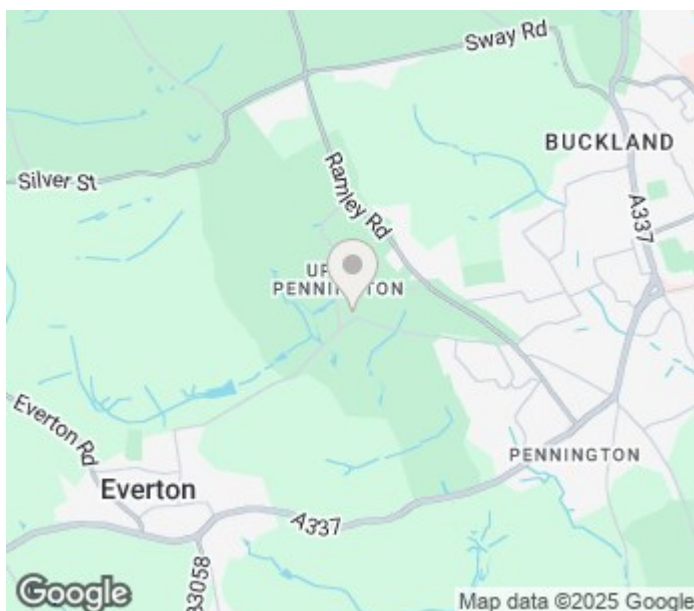
Conservation Area: No

Parking: Private driveway, garage

ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Unfurnished Security Deposit: £4,038 Available From: 31st July 2025





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive



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ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totton, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



CONTACT US

Lymington 01590 624814

Highcliffe 01425 205000

Romsey 01794 331433

lettings@spencersproperty.co.uk

www.spencersproperty.com