



*Harell Cottage, The Square, Pennington,*

*£319,950*

**Mitchells**

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*Harell Cottage The  
Square  
Pennington  
Lymington  
Hampshire  
SO41 8GN*

A characterful two bedroom semi-detached cottage situated in a convenient location in the centre of the village, with all of the local amenities on hand. The property is offered with no forward chain, and features include a modern kitchen and bathroom, as well as off road parking.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bathroom
- Landing
- Two Bedrooms
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door and timber effect flooring.

Good sized, double aspect sitting/dining room with an outlook to the front, a timber fire surround with a recessed fire, and stairs leading to the first floor.

The kitchen is fitted with a range of cream wall and base units with timber worktops, an inset one and a half bowl sink unit with mixer tap, and integrated appliances including an electric oven, gas hob, extractor, and slimline dishwasher. There's space for a washing machine and tall fridge/freezer, along with a wall mounted Ideal gas fired boiler, part tiled walls, and timber effect flooring.

The bathroom is fitted with a white suite comprising a panelled bath with a Mira shower over, wash basin, WC, part tiled walls, and timber effect flooring.

First floor landing with trap to the roof space.

Two first floor bedrooms, one with a corner hand basin.





## *Gardens & Grounds*

There is a small area of garden to the front, with twin gates providing access to the driveway, offering off road parking for one vehicle.

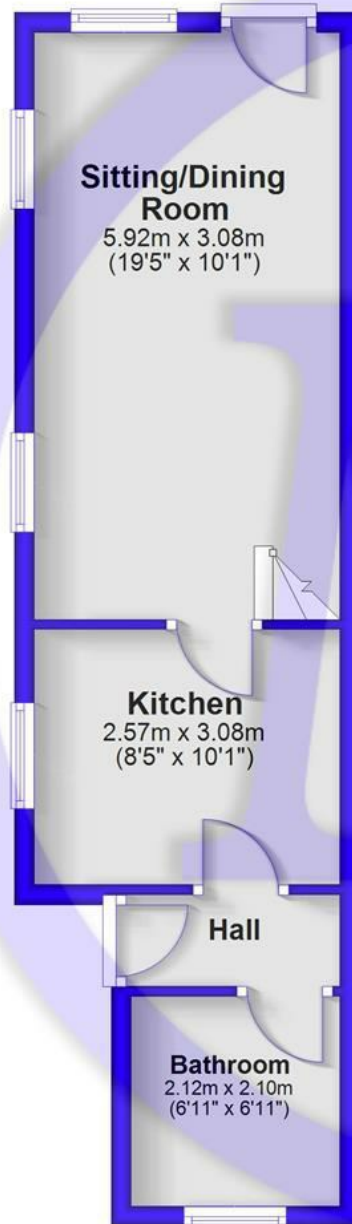
The rear garden is laid mainly to lawn, with timber fencing, a timber garden shed, and a sunny aspect.

## *Services*

Mains gas, electric, water and drainage  
Council Tax Band C  
Energy Performance Rating

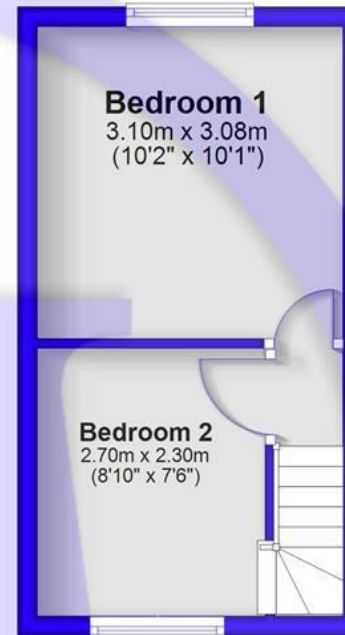
### Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)

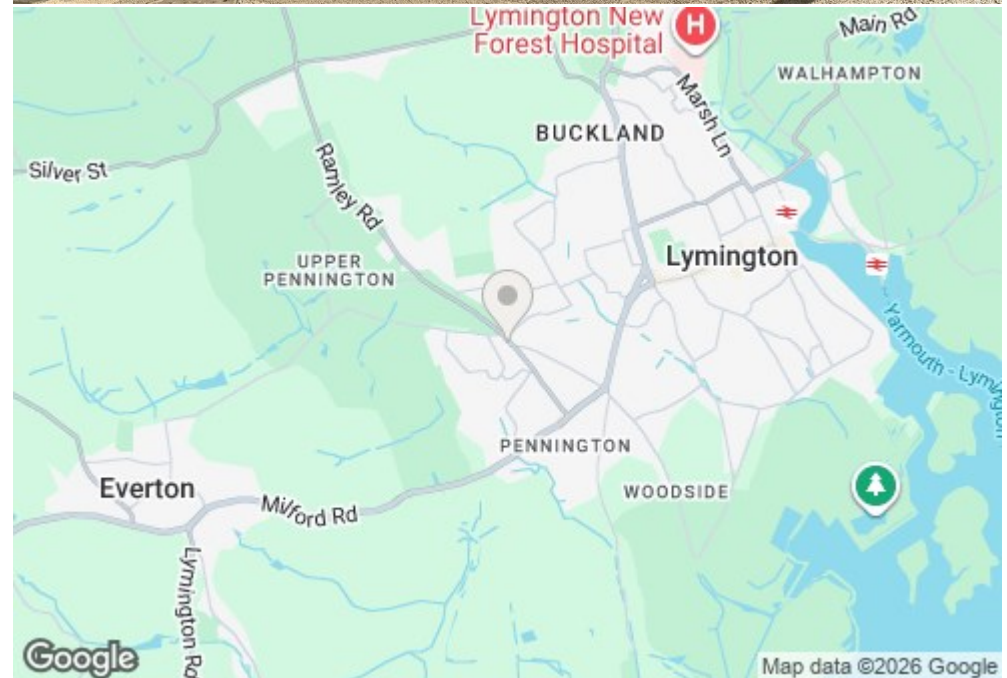


### First Floor

Approx. 18.2 sq. metres (195.5 sq. feet)



Total area: approx. 51.4 sq. metres (553.5 sq. feet)



## Situation

Pennington is a charming village situated just on the outskirts of the highly sought-after Georgian town of Lymington. Known for its vibrant Saturday market, picturesque harbour, and a wide range of independent shops, cafes, and restaurants, Lymington is a thriving town with much to offer. Pennington benefits from its proximity to the New Forest National Park, providing easy access to scenic countryside walks, cycling trails, and outdoor activities. With excellent local amenities, good transport links, and a peaceful village atmosphere, Pennington offers the perfect balance of rural charm and town convenience.



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