



2 Pilgrims Place

LYMINGTON, HAMPSHIRE.

Welcome to Pilgrims Place...

A beautifully presented four-bedroom detached modern home, tucked away in a secluded position just moments from the high street, with generous living accommodation, a double garage, and extensive parking.







Take a look around...

The property is entered via a covered porch into a spacious reception hall with oak flooring, stairs to the first floor and useful under stairs storage. A cloakroom is fitted with a WC and vanity wash hand basin. Glazed doors open into the dining room overlooking the garden, with an archway leading to the twin-aspect sitting room featuring a stone fireplace and sliding doors to the conservatory. A separate study overlooks the front and provides an ideal home office. The kitchen is well fitted with a comprehensive range of light oak units, granite worktops and integrated Neff appliances, including a double oven, electric hob, fridge, freezer and pull-out larder. An adjoining breakfast area enjoys garden views and provides direct access outside. The utility room offers additional storage, a sink and space for appliances, with a door leading to a useful side porch giving access to both the front and rear gardens.





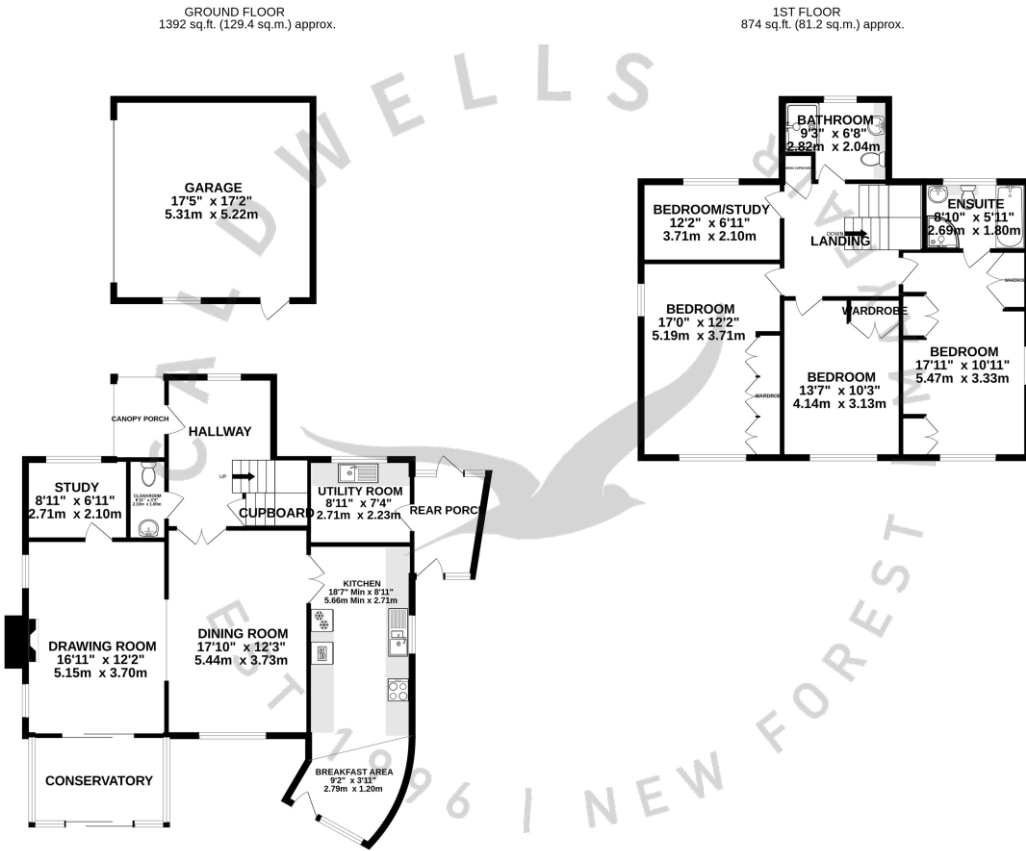
And there's more...

The spacious landing provides access to all four bedrooms and includes an airing cupboard and loft access via a ladder for additional storage. The property benefits from gas-fired central heating, solar panels for electricity generation and a separate solar panel for hot water. The principal bedroom is a generous double with extensive fitted wardrobes and an en-suite bathroom featuring a bath with shower over, separate shower cubicle, vanity wash hand basin and WC. Bedroom Two is another spacious double with a dual aspect, fitted shaker-style wardrobes and glimpses towards the Isle of Wight. Bedroom Three is a further double bedroom with a built-in triple wardrobe. Bedroom Four is currently arranged as a study with fitted desk and shelving. The family bathroom is well appointed with a shower, vanity wash hand basin, concealed-cistern WC, fitted storage and heated towel rails.





Floor Plan



TOTAL FLOOR AREA : 2266 sq.ft. (210.6 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

- Four bedroom detached house just south of Lymington High Street
- Three bathroom in which two are en-suite
- Galley kitchen/dining room
- Conservatory with garden access
- Beautiful easy to maintain garden
- Solar panelled
- Ample parking including separate garage
- Hallway cloakroom

Services

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

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Tenure

Freehold

Tax Band

G

EPC Rating

B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where do I go for?...



Bread/milk/newspaper?

Lymington M&S is within walking distance, and the town also has a Waitrose and Tesco Express



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



Trina?

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?

Careys Manor 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 Paultons Park and Peppa Pig World is just 17 miles away!



Spa day?

Careys Manor spa and hotel in Brockenhurst fits for a relaxing break.



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PROPERTY
AWARDS

2022, 2023, 2024, 2025

GOLD WINNER

ESTATE AGENT
IN LYMINGTON



"To Julian, Jeremy & Staff, Just a note to thank you all for your help and support with the sale and purchase of the properties. Stressful times made easier."

-Mrs. B



Asking Price £1,450,000

caldwellsnewforest.com

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



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