



Kinross, Bowling Green

— Lymington, Hampshire, SO41 8PA —



Welcome to Kinross...

An attractive detached chalet-style cottage enjoying a lovely south- and west-facing garden, ideally situated midway between the vibrant Georgian market town of Lymington and the open New Forest. This charming home offers versatile accommodation arranged over two floors and benefits from a detached garage, timber garden room/home office, and generous living space throughout.





Take a look around...

The front door opens into the entrance hall, with bedrooms two and three directly on the left- and right-hand side, both with wardrobes. At the end of the hallway a door opens into the dining room with strip wood floor and cottage style cupboards. There is also a ground floor shower room/cloakroom. The kitchen breakfast room overlooks the garden and has a rear entrance with porch and a range of white fronted units, four-burner gas hob with the filter hood over, inset sink, mixer taps, space and plumbing for both washing machine and dishwasher together with a space for an upright fridge/freezer. The conservatory/garden room is a real feature of the property and overlooks the rear garden with a feature brick reclaim wall with wood burner and heavy timer.





Where dreams are made...

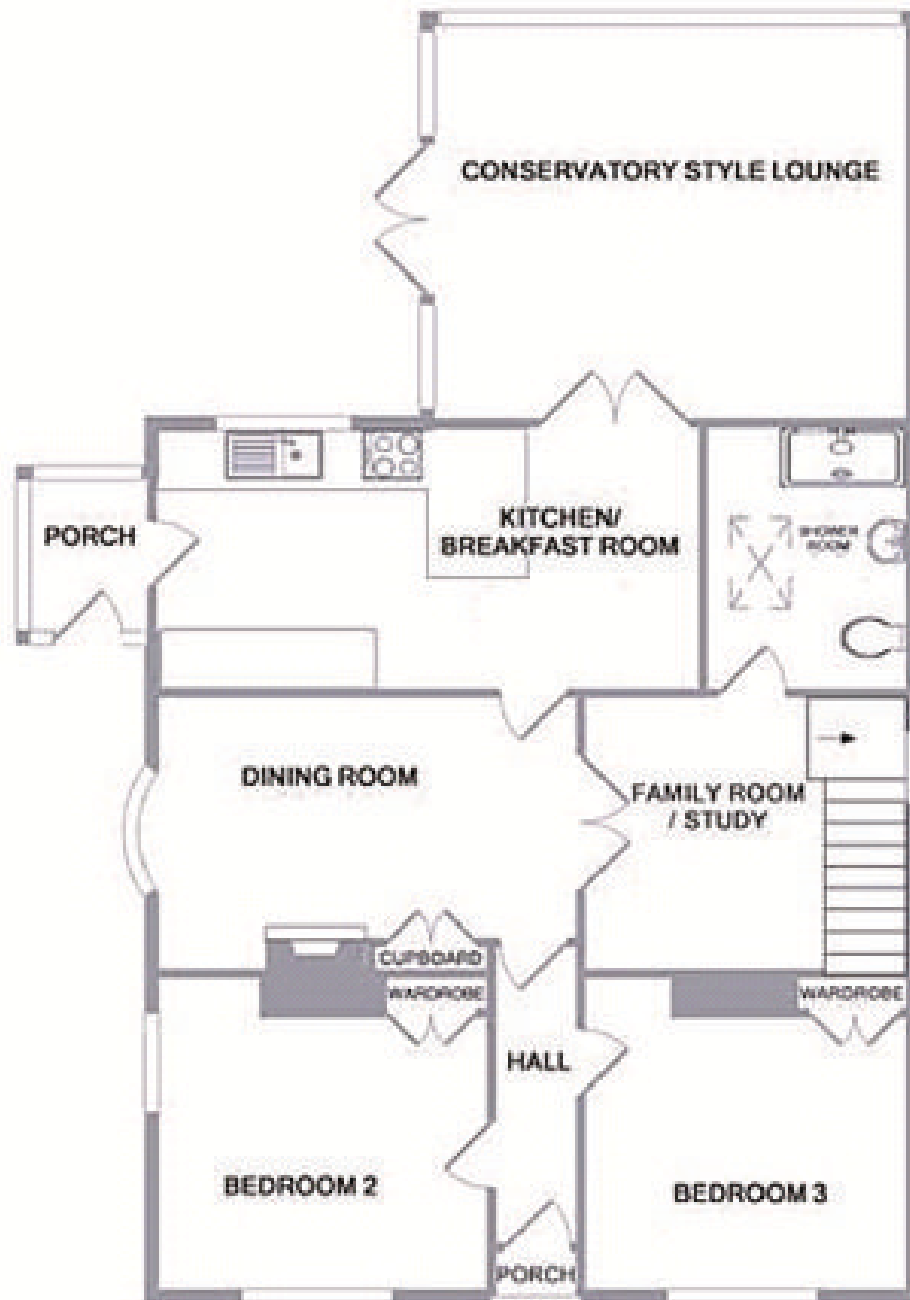
The main bedroom is situated on the first floor with Velux windows and built-in storage cupboard with access to the Worcester gas fired boiler, providing domestic hot water and central heating. The en-suite bathroom has a panel bath mixer shower attachment with an additional further electric shower overhead wash basin with storage cupboard and a low flush WC.



Meet me in the garden...

Externally, the property is approached along the private drive with post and rail fencing with access to the driveway and garage. The rear garden faces west to make the most of the sun with a patio leading off from the garden room, the level lawn leads to the timber garden room/home office with power and light making an idea home working environment and features a built-in bar. There are also two further garden sheds.





GROUND FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.0 SQ.M.)

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The Finer Details...

The Property

Three bedroom chalet-style cottage

Principle bedroom with en-suite

West facing rear private garden

Outside timber office/reception room with built-in-bar

Large conservatory with feature reclaim brick wall

French doors leading to rear patio

Driveway providing ample off-road parking

Directions

From the Caldwells office in Lymington High Street, proceed past Saint Thomas church turning right onto the one-way system passing Waitrose sign posted Southampton and Brockenhurst on the A3 37 pass through the traffic lights and after approximately a mile upon reaching the Monkey House pub was bare left onto the sway road down this road for approximately a mile and a half where Bowling Green will be seen on the left-hand side. There is a collection of about 10 properties with a private driveway. Kinross will be on the right-hand side.

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Services

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

Tenure

Freehold

Council Tax Band

E

EPC Rating

E



Where Do I Go For?...



Bread/milk/newspaper?

Lymington ASDA Petrol Station is within walking distance, and the town also has a Tesco Express, 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 **£695,000**

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

