



11 Newbridge Way

Pennington, Lymington, Hampshire, SO41 8BG

Welcome to

11 Newbridge Way

A rare opportunity to acquire a chain-free detached bungalow on a generous corner plot, offering privacy, parking and significant future potential, in a tucked-away yet highly convenient location. Offered to the market chain free and available for the first time since 1988, this well-presented three-bedroom detached bungalow occupies a secluded and attractive corner plot within a private setting.

The property offers spacious and versatile accommodation, complemented by a beautifully landscaped Italian-style garden, plentiful on- and off-road parking, and a detached garage with scope for enlargement. The bungalow has been recently redecorated in a neutral style and benefits from newly fitted carpets throughout, providing a comfortable home ready for immediate occupation. Subject to the necessary consents, the property also offers excellent potential to extend, remodel and further enhance, making it ideal for buyers seeking future flexibility.

The property further benefits from full uPVC double glazing and gas-fired central heating and is conveniently located within a short walk of the High Street, offering easy access to local shops, amenities and services. Excellent transport links are close at hand, with bus stops at the top of the road providing regular services to New Milton, Christchurch, Bournemouth and Lymington, making the property ideal for commuters as well as those wishing to explore the wider New Forest and coastal area.



Take a look around

A covered entrance porch with outside light and uPVC double-glazed front door opens into a generous L-shaped hallway with coir matting, providing access to a large airing cupboard with slatted shelving and hot water tank, loft access, and a useful vacuum/storage cupboard. The sitting room enjoys a westerly aspect overlooking the front garden and features an attractive fireplace with fitted coal-effect gas fire, creating a warm focal point. A single door opens into the conservatory, which enjoys pleasant views across the rear garden and provides an excellent additional reception space.





The kitchen/dining room is a bright and practical space overlooking the garden and is fitted with a range of pine units incorporating a Bosch double oven, stainless steel one-and-a-half bowl sink unit with mixer tap, and space and plumbing for a dishwasher. Leading from the kitchen is a separate utility room housing the wall-mounted Vaillant gas-fired boiler, with space and plumbing for a washing machine and tumble dryer, and a rear door providing direct access to the garden.





Where dreams are made

There are three bedrooms in total. Bedrooms One and Two are located to the right-hand side of the hallway, while Bedroom Three is a good-sized single room with built-in wardrobes overlooking the front garden. The shower room is fitted with a modern suite comprising a low-level WC, corner wash basin and shower enclosure with curved glass doors. A separate cloakroom with WC and wall-mounted wash basin is accessed via the utility room.

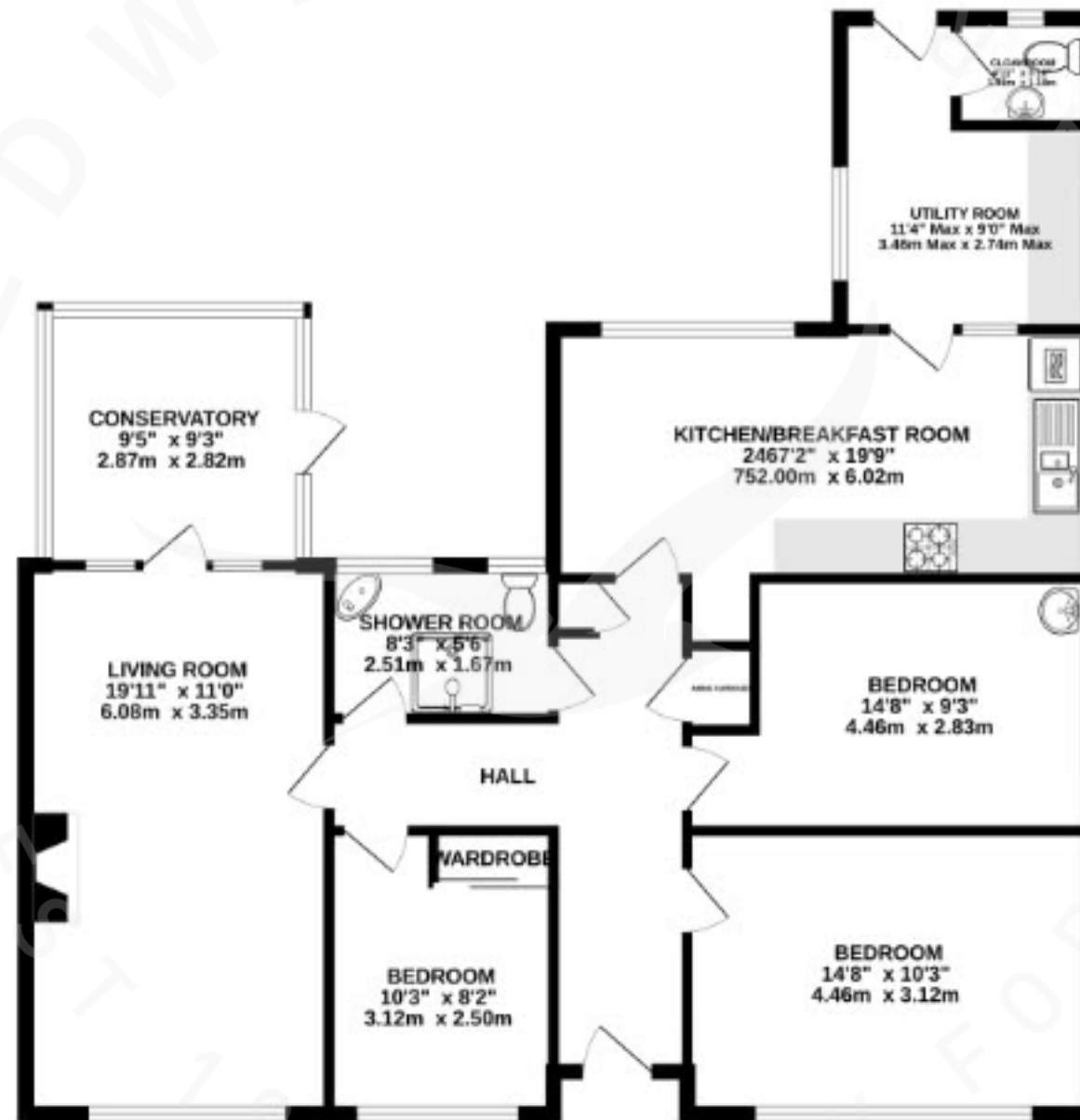


Meet me in the garden

The property benefits from a pleasant front garden with a variety of shrubs and plants, and a paved pathway leading to the entrance. The garden extends around the side of the house to the south, opening into a charming and private garden. Lovingly stocked with a range of mature shrubs and specimen plants including palm, cordyline, magnolia and holly, the garden also features paved seating areas, lawn and well-enclosed boundaries with fencing and walling, providing a high degree of privacy. To the rear is a detached garage with adjacent parking.



GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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

Chain free three-bedroom detached bungalow

First time on the market since 1988

Secluded and attractive corner plot in a private setting

Beautifully landscaped garden with mature shrubs and specimen planting

Spacious sitting room with feature fireplace and conservatory overlooking the garden

Recently redecorated in a neutral style with newly fitted carpets throughout

Excellent potential to extend, remodel and enhance (stpp)


Detached garage with scope to enlarge (stpp)

Plentiful on and off-road parking with potential to create additional driveway parking

Short walk to the High Street with bus links to New Milton, Christchurch, Bournemouth and Lymington

Directions

From our offices in Lymington High Street, proceed towards Church Lane and continue onto St Thomas Street. Follow the road onto Priestlands Place (A337) and continue for approximately 0.4 miles. At the roundabout, take the second exit onto Milford Road (A337) and proceed for a further 0.3 miles. Turn left into Elm Avenue, then continue straight ahead into Newbridge Way, where the property will be found on the left-hand side.

 [what3words](https://www.what3words.com/succumbs.scanner.cloud) //succumbs.scanner.cloud

Services

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

Tenure

Freehold

Council Tax Band

E - Estimate: £2,815

EPC Rating

D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Where Do I Go For?



Bread/milk/newspaper

Morrisons Daily 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



Asking Price £600,000

caldwellsnewforest.com

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Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL



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

