



Nonsuch, Farmers Walk, Everton, SO41 0JZ

£795,000

Mitchells
1963 — TODAY



*Nonsuch
Farmers Walk
Everton
Lymington
Hampshire
SO41 0JZ*

An attractive and individual four bedroom three reception room detached family house set on a lovely private plot in a peaceful location within the sought after village of Everton. Other features of the property include an excellent private frontage access via a timber five bar gate, a detached double garage, a good sized kitchen/breakfast room with a separate utility room, attractive elevations, excellent room sizes and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Landing
- Four Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Double Garage
- Off Road Parking
- Private Gardens



The Property

Entrance porch with timber flooring and a double glazed front door.

Entrance hall with stairs to the first floor and useful understairs storage cupboard.

Lovely double aspect sitting room with a handsome timber fire surround, stone backing and hearth and an inset living flame effect gas fire and a pleasant outlook over the front garden.

Good sized double aspect dining room with double glazed sliding doors onto the patio and a lovely outlook over the rear garden.

Study/bedroom five with a private outlook to the front.

Cloakroom fitted with a white suite comprising a WC, wash basin, recess ceiling spotlights and attractive wall tiling.

Kitchen/breakfast room fitted with an excellent range of timber effect wall and base units with a contrasting worktop and an inset one and a half bowl sink unit with mixer tap over, integrated Neff double electric oven, four burner gas hob, extractor, fridge, separate freezer and dishwasher, ample room for breakfast table, recess ceiling spotlights, under cupboard lighting and an outlook over the rear garden.

Useful separate utility room with a further range of timber effect wall and base units with a contrasting worktop and an inset sink unit with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted Vaillant gas fired boiler, recess ceiling spotlights and door to outside.

First floor landing with trap to the roof space and airing cupboard housing the hot water cylinder.

Four good sized bedrooms, three with built in wardrobes and with the master bedroom benefitting from an ensuite shower room fitted with a white suite comprising a fully tiled shower cubicle with an Aqualisa shower, wash basin, WC, recess ceiling spotlights and an extractor fan.

Family bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin, WC, attractive tiling, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a good sized plot for a modern property and has excellent frontage accessed via timber five bar gates and pedestrian gate from the lane. It is laid mainly to lawn with mature hedging, has a tarmac driveway with decorative brick edging providing excellent off road parking and turning area.

Detached double garage with electrically operated up and over door, useful roof storage and a personal door through to the rear garden.

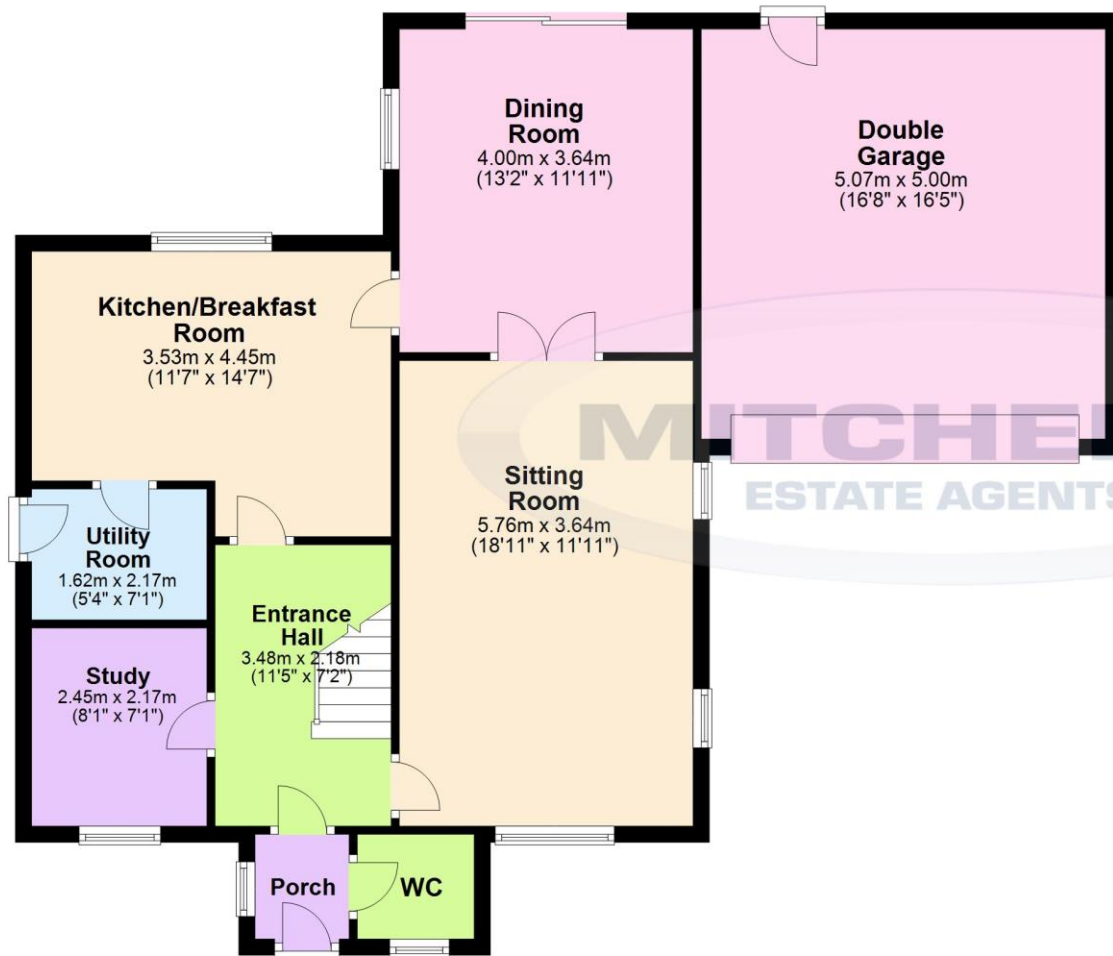
Adjoining the rear of the property is an area of textured paved patio with the remainder of the rear garden laid mainly to lawn with mature and well stocked borders.

Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

Ground Floor

Approx. 97.9 sq. metres (1053.6 sq. feet)



First Floor

Approx. 67.9 sq. metres (731.3 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

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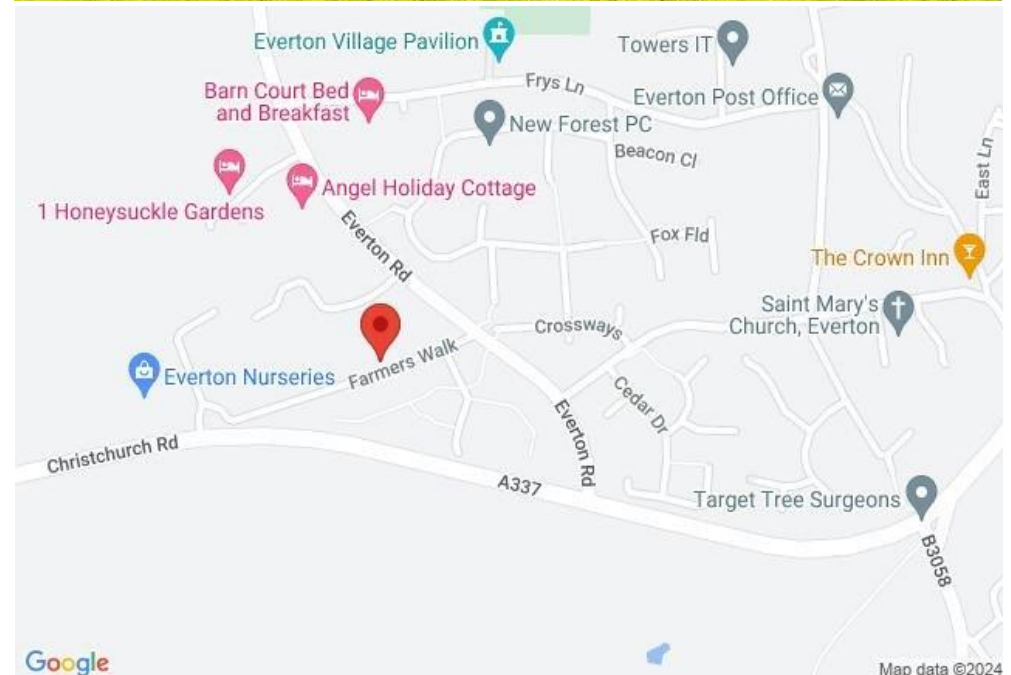


Situation

Everton is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from a village pub, village store and recreation ground. With the mainline railway station at New Milton, the attractive town quay at Lymington, good quality eateries including the Royal Oak at nearby Downton, the open forest of the New Forest National Park and Milford On Sea cliff top and beach Everton is a great choice for your new home.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout. After approximately two miles turn left into Old Christchurch Road. Take the first left into Farmers Walk where the property will be found on the right hand side.





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