



Carford Lodge, Farmers Walk, Everton, SO41 0JZ

£799,950

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*Carford Lodge
Farmers Walk
Everton
Lymington
Hampshire
SO41 0JZ*

A stunning brand new four bedroom detached family house forming part of a small and select development of just three properties in this fantastic position within the sought after village of Everton. The property has been built by highly regarded and Lymington based Belmore Homes and has been finished to an exceptional standard combining a quality of traditional build with the latest environmentally friendly technologies. The property is now ready for immediate occupation and other features include a stunning kitchen with Bosch appliances, four good sized bedrooms, two en-suite shower rooms, fully landscaped gardens, 4Kw solar panel array, ten year structural warranty, underfloor heating to the ground floor and first floor, air source heat pump, mechanical ventilation and heat recovery, and an internal viewing is strongly recommended to fully appreciate the quality of the build.

- Entrance Hall
- Sitting Area
- Dining Area
- Kitchen Area
- Utility/Cloakroom
- First Floor Landing
- Three First Floor Double Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Second Floor Landing
- Double Bedroom
- Second Floor En-Suite Bathroom
- Home Office/Store Room
- Off Road Parking
- 4Kw Solar Panel Array
- Air Source Heat Pump
- Mechanical Ventilation & Heat Recovery



The Property

Entrance hall with Meduleo Sierra oak flooring, attractive oak and glass staircase to the first floor and an understairs storage cupboard.

Living area benefitting from a double aspect, timber effect flooring and UPVC double glazed sliding doors to outside.

Superb large dining area with a feature walk in and triple aspect bay, and twin UPVC double glazed casement doors onto the patio and rear garden.

Kitchen area fitted with a range of high quality units with quartz worktops and exceptional kitchen appliances including Bosch twin electric ovens, warming drawer, fridge, separate freezer, dishwasher and touch control hob, undermounted sink unit with mixer tap over and a breakfast bar.

Utility/cloakroom with WC, hand basin with storage beneath, space and plumbing for a washing machine and tumble dryer, and a pressurised hot water cylinder.

First floor landing with oak and glass staircase to the second floor and a useful storage cupboard.

Three double bedrooms with the master bedroom benefitting from a luxury en-suite shower room comprising a large shower cubicle with a glass shower screen, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and a chrome ladder style heated towel rail.

Family bathroom comprising a panel bath with a mixer tap and shower with glass shower screen, wash basin with storage beneath, WC, chrome ladder style heated towel rail, tiled flooring and recessed ceiling spotlights.

Second floor landing providing access to a large walk in store room which houses the mechanical ventilation and heat recovery, and solar inverter control units, and which could be used as a home office, if required.

Second floor double bedroom which benefits from a luxury en-suite bathroom fitted with a high quality white suite comprising a free standing bath, wash basin with storage beneath, WC, tiled flooring and recessed ceiling spotlights.





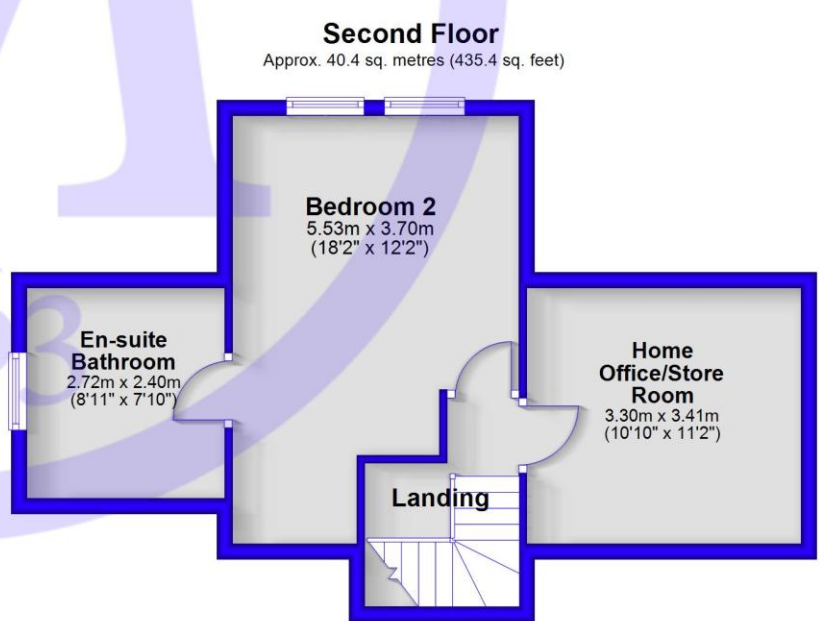
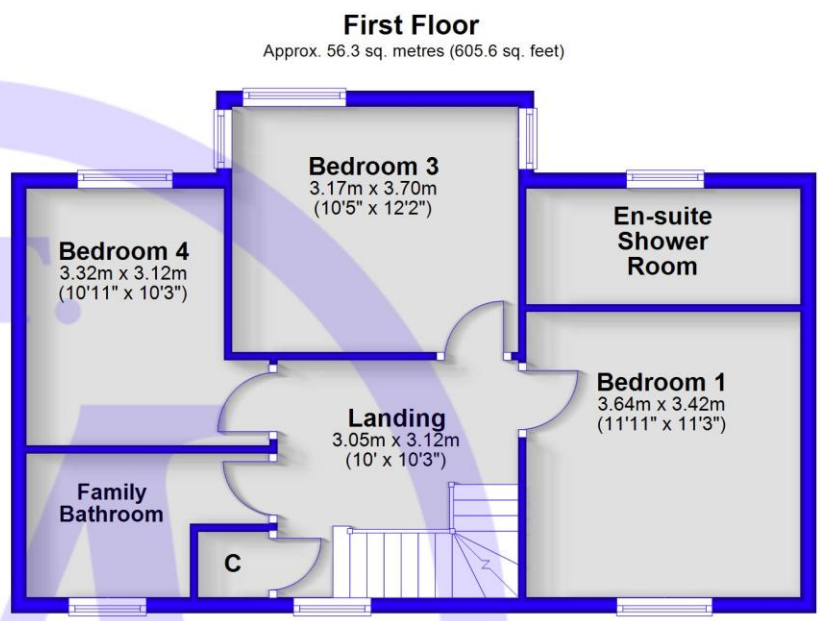
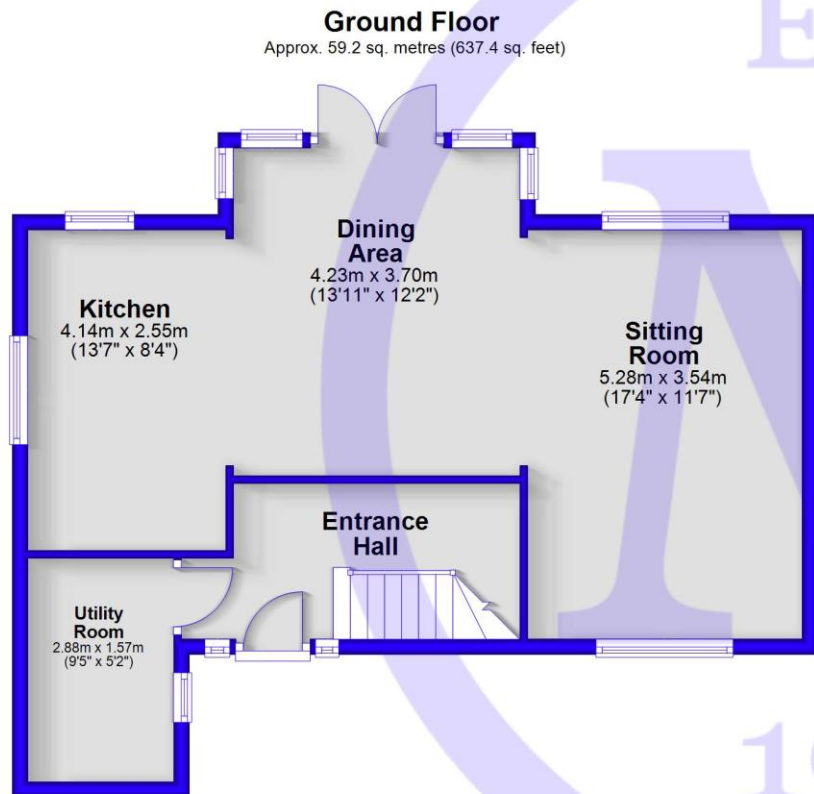
Gardens & Grounds

The front garden is laid mainly to lawn with hedging dividing from the road and a double width gravel driveway provides off road parking.

Adjoining the rear of the property is an area of paved patio with the remainder of the rear garden laid to lawn with close boarded timber fencing.

Services

- Mains electric, drainage and water
- Council Tax Band TBC
- Energy Performance Rating TBC



Total area: approx. 155.9 sq. metres (1678.4 sq. feet)

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 right onto Lymington Road. Continue across at the next roundabout and travel for approximately three miles. Having passed Everton Nurseries, turn left into Old Christchurch Road. Continue into Everton Road. Turn left into Farmers Walk where the property will be found on the right hand side.





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