



*The Burrow, Farmers Walk, Everton, SO41 0JZ*

£835,000

**Mitchells**  
1963 — TODAY



*The Burrow  
Farmers Walk  
Everton  
Lymington  
Hampshire  
SO41 0JZ*

This stylish four bedroom detached family house occupies a lovely position on this small select development of just three brand new properties situated in 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 house is now ready for immediate occupation and has been built with a number of environmentally friendly extras including 4Kw solar panel array, air source heat pump, mechanical ventilation and heat recovery, along with other features including a stunning triple aspect kitchen/breakfast room, three bath/shower rooms, landscaped gardens, a private drive and the property comes with the option of an adjoining copse at no extra cost for those looking for a larger plot.

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



## The Property

Entrance hall with double glazed front door, Moduleo Sierra oak flooring, attractive oak and glass staircase to the first floor and an understairs storage cupboard.

Superb triple aspect kitchen/dining room with an excellent range of high quality wall and base units with quartz worktops, breakfast bar and upstands, twin integrated Bosch electric ovens, warming drawer, fridge, separate freezer, dishwasher, touch control hob and a lovely outlook.

L-shaped sitting area benefitting from a double aspect with twin UPVC double glazed doors onto the patio and rear garden, sliding patio doors onto the side garden and a lovely outlook.

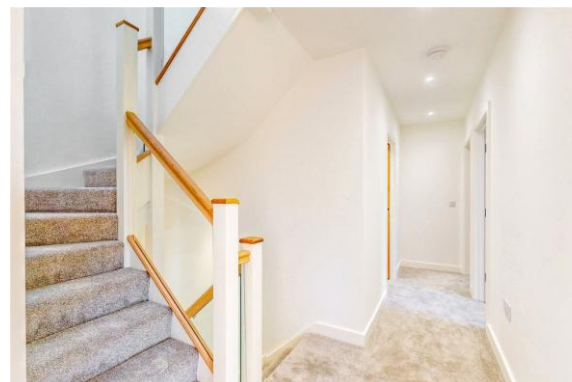
Utility/cloakroom with WC, hand basin with storage beneath, space and plumbing for a washing machine and tumble dryer, and a pressurised hot water cylinder.

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

Three first floor double bedrooms with the master bedroom benefitting from a high quality en-suite shower room comprising a large shower cubicle with thermotactic controlled shower and glass shower screen, wash basin with storage beneath, WC, ladder style heated towel rail and recessed ceiling spotlights.

Family bathroom fitted with a white suite comprising a panel bath with shower over and glass shower screen, wash basin with storage beneath, WC, tiled flooring, heated towel rail and recessed ceiling spotlights.

Second floor double bedroom with a large en-suite shower room comprising a fully tiled shower cubicle with glass shower screen, wash basin with storage beneath, WC, tiled flooring, extractor fan and double glazed Velux window.





## *Gardens & Grounds*

The property is accessed by a sweeping gravel driveway providing excellent off road parking. The remainder of the garden is currently laid mainly to lawn with a good sized patio area adjoining the sitting room. There is an adjoining area of land also available at no extra cost, if required.

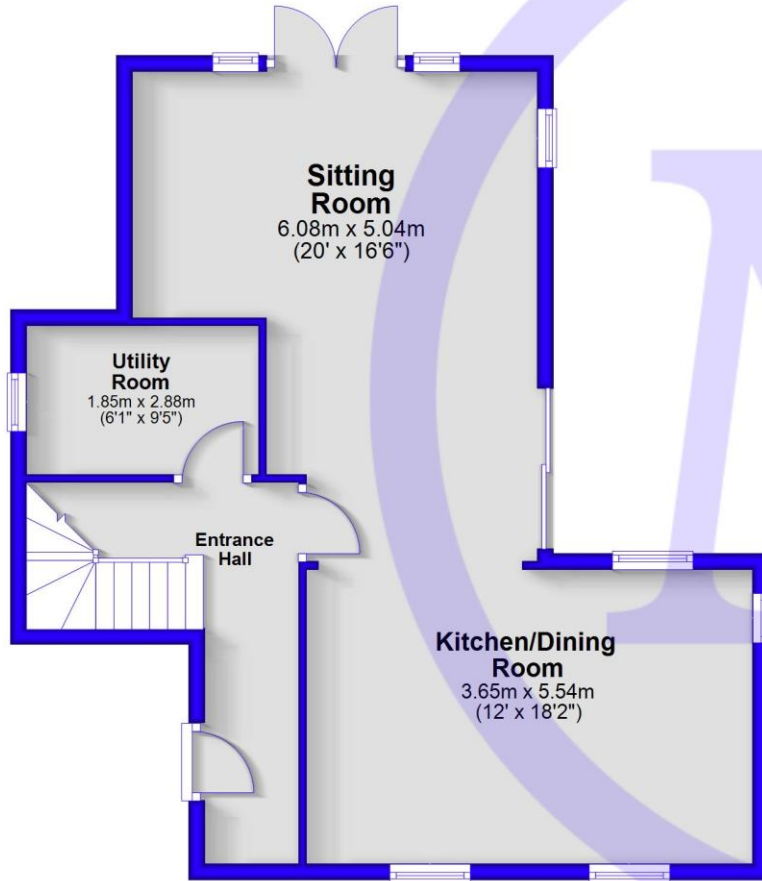
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## *Services*

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

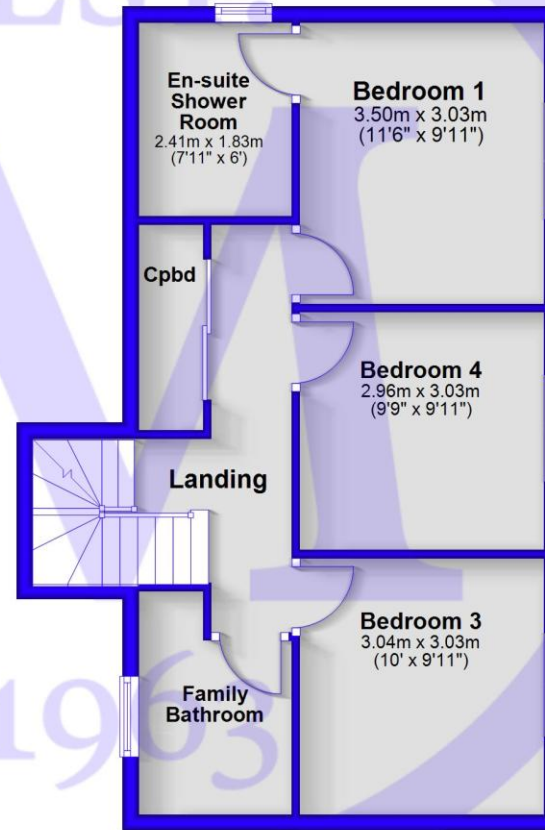
### Ground Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



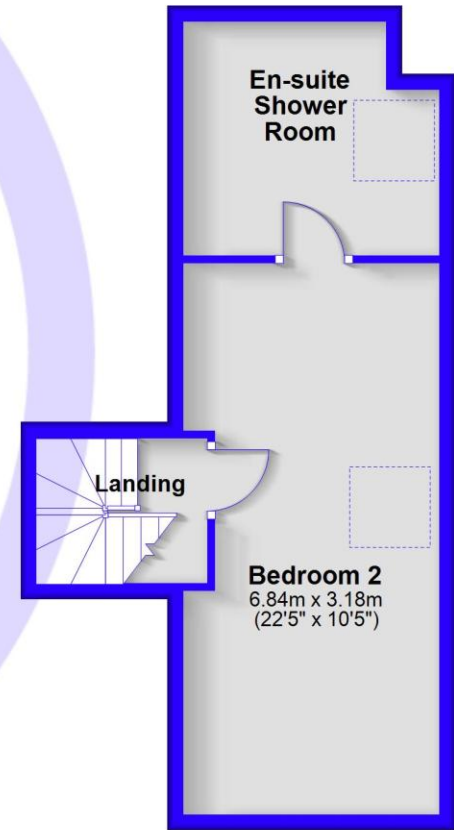
### First Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



### Second Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 149.4 sq. metres (1608.4 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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