



*29 Lodge Road, Pennington, SO41 8HH*

*£699,950*

**Mitchells**  
1963 — TODAY



*29 Lodge Road  
Pennington  
Lymington  
Hampshire  
SO41 8HH*

A superbly presented four double bedroom detached chalet style property set on a fantastic large plot backing onto playing fields. The property has been comprehensively and thoughtfully extended and refurbished in recent times and is now presented in first class order throughout. The property offers flexible accommodation with two ground floor double bedrooms and a ground floor shower room, in addition to a superb recently fitted kitchen/breakfast room, a large sitting room with bi-fold doors onto the garden, excellent off road parking and recent redecoration. The property is offered with no forward chain and an internal viewing is strongly recommended to fully appreciate the size of both the property and the plot.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- First Floor Landing
- Two First Floor Double Bedrooms
- First Floor Bathroom
- Off Road Parking
- Large Gardens
- Chain Free



## The Property

Entrance hall with a UPVC double glazed front door and an attractive oak and glass staircase to the first floor with built in storage.

Lovely double aspect sitting/dining room with attractive timber effect flooring, recess ceiling spotlights, woodburning stove, bi-fold doors onto the patio and a superb private outlook over the large rear garden.

The kitchen/breakfast room has been recently fitted with an excellent range of modern wall and base units with soft closing drawers and doors with attractive Pietra solid surface worktops and breakfast bar, twin built in Neff double ovens, five burner gas hob and extractor, integrated fridge/freezer, twin UPVC double glazed casement doors to outside, timber effect flooring, undermounted sink unit with mixer tap over, integrated dishwasher, washing machine and three quarter height fridge and separate freezer and a lovely outlook over the rear garden.

Two ground floor double bedrooms both with fitted wardrobes.

Fully tiled ground floor shower room fitted with a modern white suite comprising a shower cubicle with a thermostatic controlled shower, wash basin with storage beneath, WC, underfloor heating, recess ceiling spotlights, extractor fan and airing cupboard.

First floor landing with large double glazed Velux window.

Two first floor double bedrooms both with excellent built in storage.

First floor bathroom fitted with a modern white suite comprising a shaped panel bath with a mixer tap and independent shower over, wash basin with storage beneath, WC with additional adjacent storage, extractor fan, double glazed Velux window, tiled flooring, recess ceiling spotlights and a chrome ladder style heated towel rail.

Boarded loft space and four eaves access points.





## *Gardens & Grounds*

The front garden is laid almost entirely to decorative stone providing excellent off road parking.

Side access provides access to off road storage for boat/trailer.

Adjoining the rear of the property is a large area of textured paved patio with low sleeper beds dividing from a superb large area of lawn, raised vegetable beds, greenhouse, garden shed, treehouse, a high degree of privacy and a lovely open outlook to the rear over playing fields.

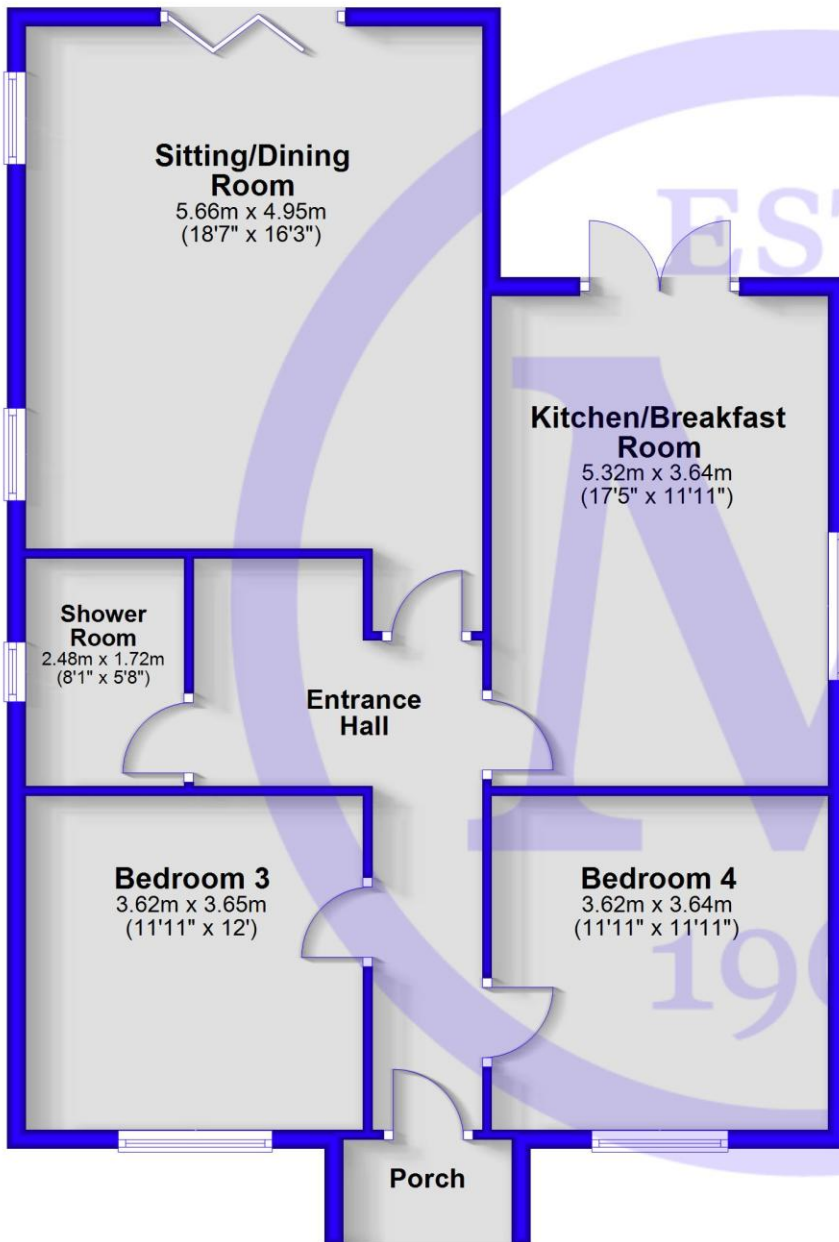


## *Services*

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

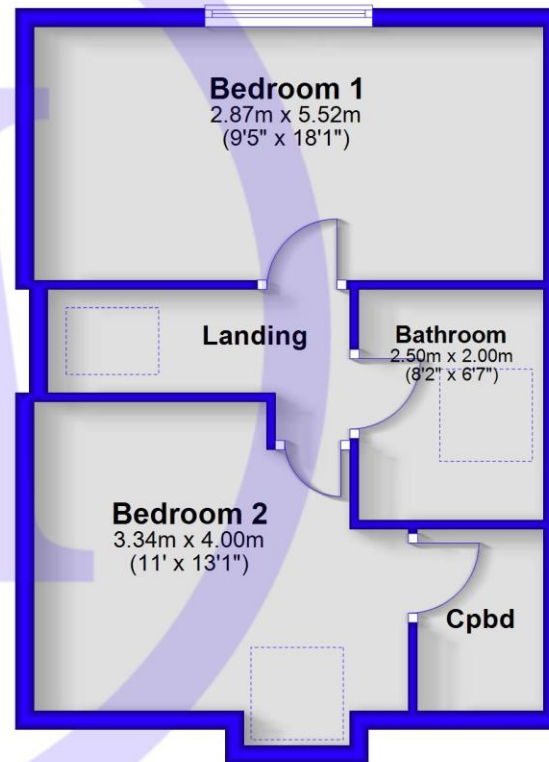
### Ground Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



### First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 136.7 sq. metres (1471.9 sq. feet)

## Situation

The property is situated in the village of Pennington which is on the outskirts of the very popular Georgian town of Lymington. Lymington is well known for its Saturday market and attractive harbour and has the open forest of The New Forest National Park within easy reach.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of light. Upon reaching the centre of Ashley, continue straight across at the crossroads into Ashley Lane. Upon reaching the roundabout, take the second exit into Silver Street. Continue onto Sway Road and turn right at the Wheel Inn into Ramley Road. Turn left opposite the common into Lodge Road where the property will be found on the left hand side.





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