



33C South Street, Pennington, SO41 8EA

£545,000

**Mitchells**  
1963 — TODAY



*33C South Street  
Pennington  
Lymington  
Hampshire  
SO41 8EA*

An individually designed and well positioned brand new two bedroom detached bungalow, located along a private track serving just five properties, in a quiet tucked away position within easy reach of the village amenities. The property is now ready for immediate occupation and features include fully landscaped gardens, a stunning open plan living/dining/kitchen area, a separate utility room, two double bedrooms, a luxury bathroom, two WCs, and underfloor heating.

- Brand New
- High Specification
- Entrance Hall
- Open Plan Living/Dining/Kitchen Area
- Utility Room
- Two Double Bedrooms
- Family Bathroom
- Cloakroom
- Off Road Parking
- Landscaped Gardens
- 10 Year Building Warranty
- EV Charging Point
- Underfloor Heating
- Air Source Heat Pump
- Ready For Occupation



## *The Property*

Entrance hall with attractive timber effect flooring, recessed ceiling spotlights, a trap to the roof space, and an airing cupboard housing the underfloor heating controls and a pressurised hot water cylinder.

Stunning open plan living/dining/kitchen space benefiting from a double aspect with bi-fold doors onto the patio and rear garden. The luxurious kitchen area has been fitted with a range of high quality wall and base units with soft closing drawers and doors, and a contrasting stone effect worktop with an inset sink unit and mixer tap. High quality Bosch integrated appliances include a touch control induction hob with built-in extractor, an electric oven, a combination oven, a fridge, a separate freezer, and a dishwasher. There is under cupboard lighting, recessed ceiling spotlights, and a large breakfast bar.

Useful separate utility room with a further range of storage units, a sink unit with mixer tap, and space and plumbing for a washing machine.

Two double bedrooms, both with feature walk-in bay windows.

Large bathroom fitted with a high quality white suite comprising a tiled panelled bath with mixer tap and shower attachment over, a wash basin with storage beneath, a WC, a separate fully tiled shower cubicle with a thermostatically controlled shower and glass shower screen, timber effect flooring, automatic lighting, recessed ceiling spotlights, an extractor fan, and a chrome ladder style heated towel rail.

Separate WC fitted with a modern white suite.

Air source heat pump, underfloor heating, and high ceilings.

An internal viewing is strongly recommended.





## Gardens & Grounds

The front garden features a block paviour driveway with a timber gate providing side access to the fully landscaped rear garden.

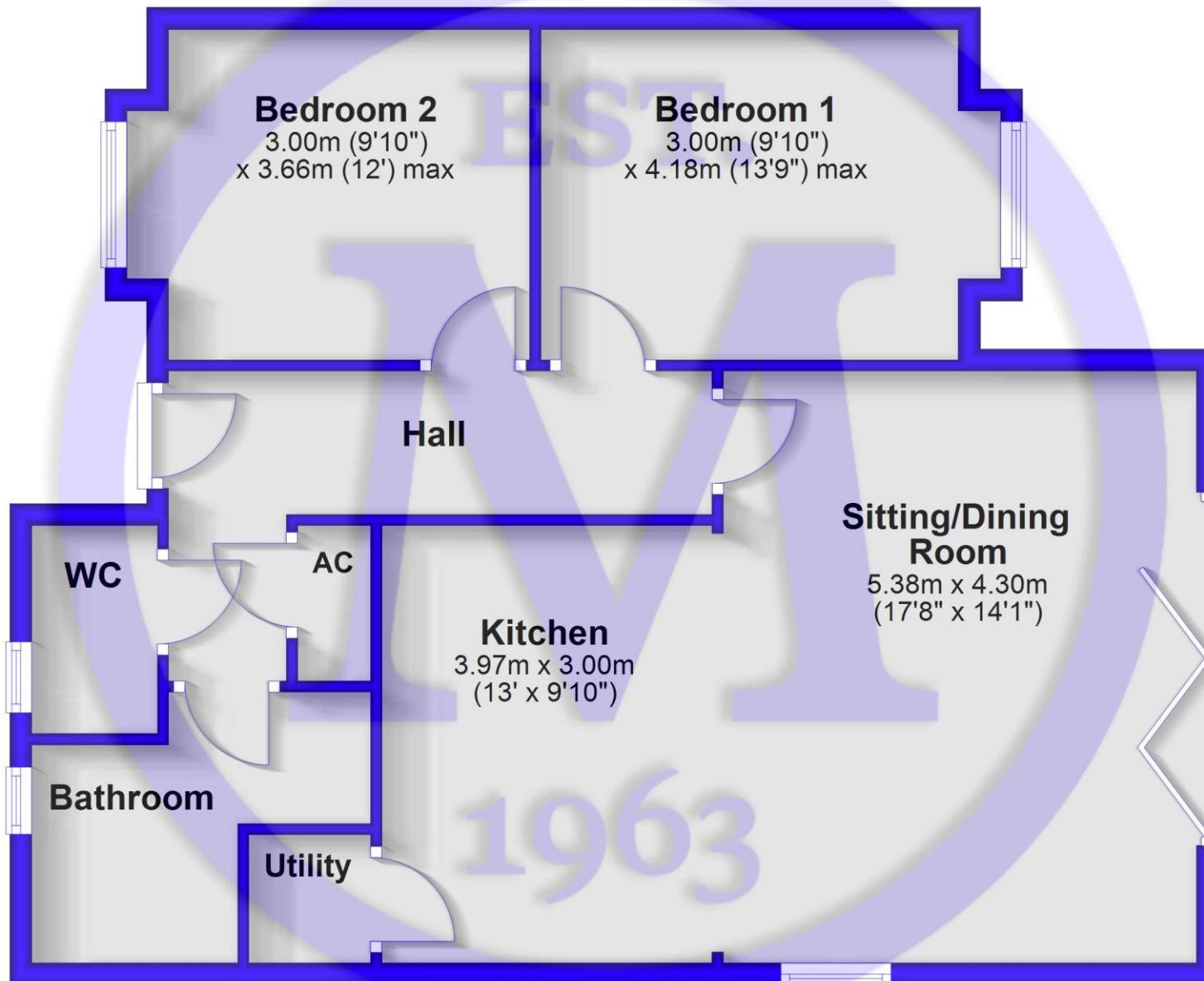
The rear garden includes an area of paved patio with decorative brick edging adjoining the bi-fold doors, with the remainder laid mainly to artificial lawn.

## Services

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

# Floor Plan

Approx. 78.6 sq. metres (846.1 sq. feet)



## Situation

Lymington is a charming Georgian market town, renowned for its picturesque harbour and bustling Saturday market. Offering a vibrant mix of independent shops, cafes, and high-quality restaurants, Lymington exudes both character and convenience. The town is perfectly positioned on the edge of the New Forest National Park, providing easy access to beautiful countryside walks, cycling routes, and outdoor activities. With excellent transport links, including a mainline railway station connecting to London, as well as proximity to the stunning coastline, Lymington remains one of the most desirable places to live on the south coast.

## Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. Upon reaching the roundabout, turn left onto Lymington Road, continue across the next roundabout, and travel for approximately five miles. Upon reaching the village of Pennington, turn left onto South Street, where the driveway leading to the property will be found on the right hand side.





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