



*49, Little Dene Copse, Pennington, Lymington, SO41 8EW*

*£318,000*

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49 Little Dene Copse  
Pennington  
Lymington  
Hampshire  
SO41 8EW

This two bedroom bungalow is situated a short walk of the local shops and bus route and offers bright, airy accommodation with features including a spacious sitting room with a feature bay window, a large master bedroom, a secluded garden, and a garage in a nearby block.

- Entrance Porch
- Sitting/Dining Room
- Kitchen
- Hallway
- Two Bedrooms
- Family Bathroom
- Secluded Garden
- Garage



## The Property

Entrance hall with electrical consumer unit, a UPVC double glazed front door, and access through to the sitting/dining room.

The sitting/dining room is particularly spacious, with a feature bay window to the front, a storage cupboard, and a central heating thermostat.

The kitchen is fitted with a range of wall and base units with a contrasting timber effect worktop, timber effect flooring, and an airing cupboard housing the modern Glow Worm combination boiler. There is space and plumbing for a freestanding cooker, washing machine, and tall stand up fridge/freezer, along with a UPVC double glazed window and a UPVC door leading out to the patio and rear garden.

The internal hallway has a hatch to the loft space and provides access to the bedrooms and bathroom.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, panelled bath, WC, tiled splashback, independent electric Triton shower, and a light with a shaver point.

The master bedroom is a lovely double bedroom with an outlook over the rear garden and provides ample space for a double bed and furniture.

Bedroom two is situated at the front of the property and is a lovely single bedroom or would make an ideal study.

A new heating system was installed in January 2020, and the electrics have been checked at least once every five years.



## *Gardens & Grounds*

To the front of the property is a large lawn with a path leading to the front door, bordered by mature flower beds.

The rear garden is extremely private and secluded, laid mainly to lawn, with high level fencing and a rear gate gives access to the garage.

There is a garage in a nearby block with an up and over door.

The property is offered with vacant possession, and a viewing is highly recommended.



## *Services*

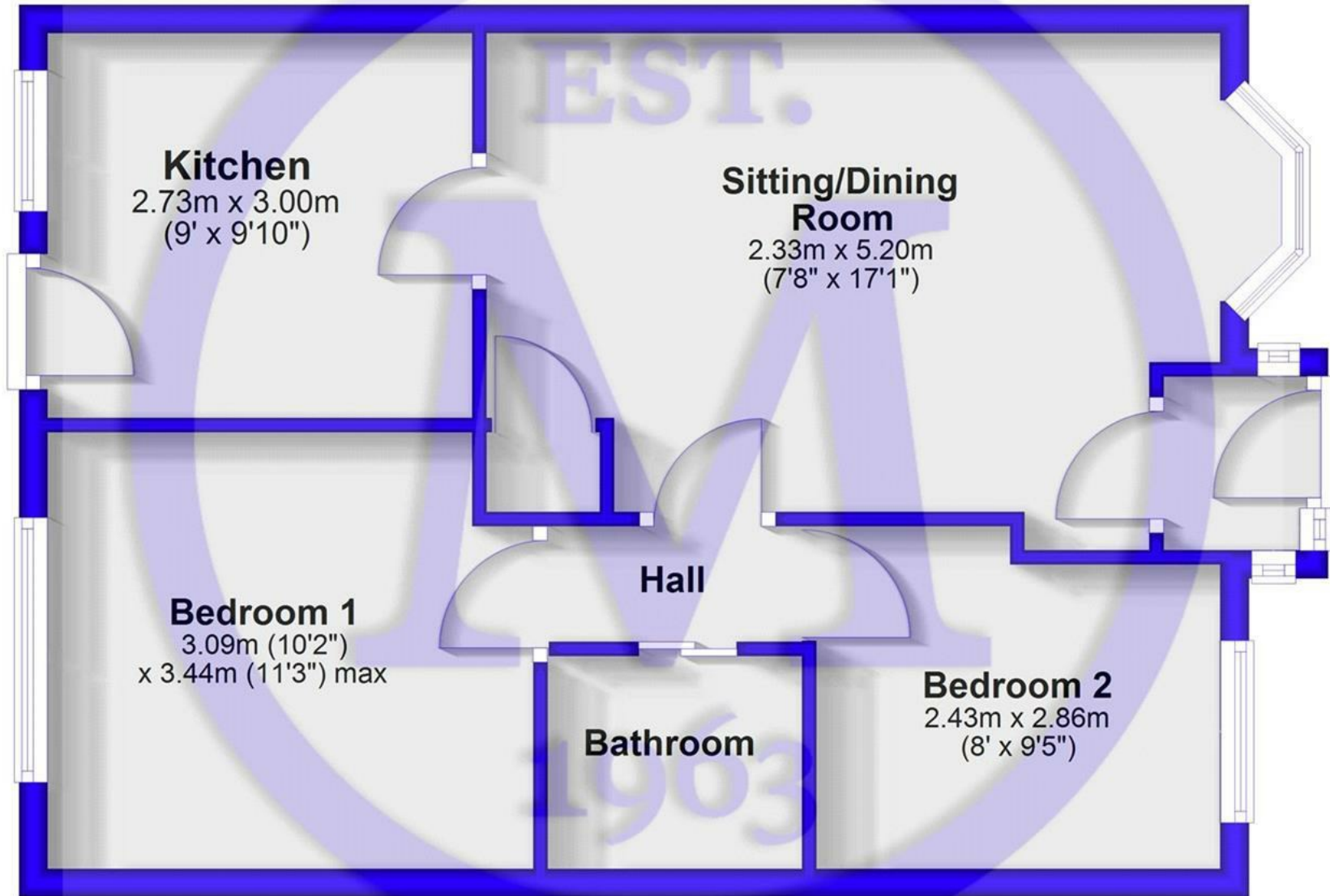
Mains gas, electric, water and drainage

Council Tax Band C

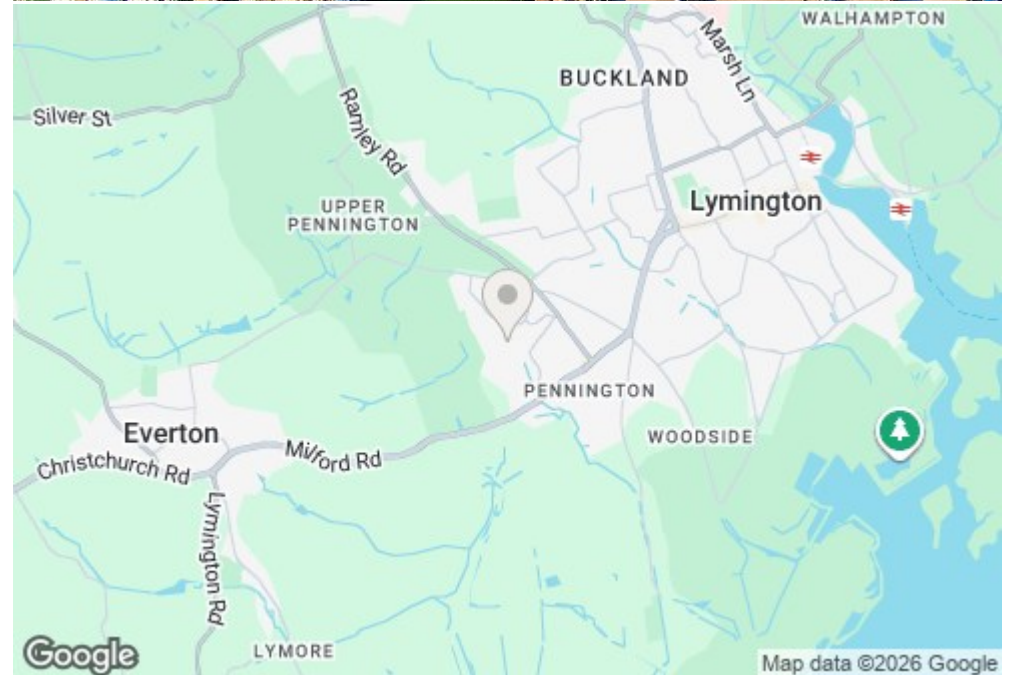
Energy Performance Rating C

# Floor Plan

Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 50.0 sq. metres (538.1 sq. feet)



## *Situation*

Pennington is a charming village situated just on the outskirts of the highly sought-after Georgian town of Lymington. Known for its vibrant Saturday market, picturesque harbour, and a wide range of independent shops, cafes, and restaurants, Lymington is a thriving town with much to offer. Pennington benefits from its proximity to the New Forest National Park, providing easy access to scenic countryside walks, cycling trails, and outdoor activities. With excellent local amenities, good transport links, and a peaceful village atmosphere, Pennington offers the perfect balance of rural charm and town convenience.



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