



*44, Frys Lane, Everton, Lymington, SO41 0JY*

*£525,000*

**Mitchells**  
1963 — TODAY



44 Frys Lane  
Everton  
Lymington  
Hampshire  
SO41 0JY

A characterful and extended three double bedroom semi-detached, cottage style chalet situated in a sought after and peaceful lane within the highly popular village of Everton. The property sits on a superb, large plot of approximately a quarter of an acre, and offers excellent scope for further extension, if required (subject to any necessary permissions). Other features include a large kitchen/dining room, a beautiful far reaching outlook over adjoining farmland, easy walking distance to the local village store, extensive off road parking, and the village recreation ground just a few steps away.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Ground Floor Bedroom
- En-Suite Shower Room
- Landing
- Two First Floor Bedrooms
- First Floor Shower Room



# The Property

Porch with timber effect flooring and a UPVC double glazed door leading into the entrance hall.

Entrance hall with a UPVC double glazed front door and stairs to the first floor.

A good sized sitting room enjoying a double aspect, with attractive timber effect flooring.

A superb, large kitchen/dining room, with the kitchen area offering a good range of modern wall and base units, a stone effect worktop, an inset one and a half bowl sink unit with a mixer tap, integrated electric oven, combination oven, five burner gas hob, extractor fan and dishwasher. There's a breakfast bar, recessed ceiling spotlights, ample room for a dining table and home office space, timber effect flooring, and stunning far reaching views over adjoining farmland.

A useful utility room with space for a tall fridge/freezer and washing machine, tiled flooring, and built-in storage.

Ground floor cloakroom fitted with a white suite.

Ground floor double bedroom with timber effect flooring, an outlook to the front, an attractive tiled fireplace with recessed fire, and an en-suite shower room fitted with a white suite comprising a tiled shower cubicle with a thermostatically controlled shower, wash basin, WC, chrome ladder style heated towel rail, and tiled flooring.

First floor landing with a Velux window and access to the eaves storage area.

Two first floor bedrooms, both with built-in wardrobes and timber effect flooring, and one with a feature cast iron fireplace.

First floor shower room fitted with a white suite comprising a tiled shower cubicle with a Mira shower, wash basin with storage beneath, WC, recessed ceiling spotlights, extractor fan, and tiled flooring.





## *Gardens & Grounds*

The property sits on a superb, large plot of approximately a quarter of an acre, with the front garden laid mainly to lawn, bordered by mature hedging. A driveway provides extensive off-road parking, with space for a caravan or boat if required (subject to any necessary permissions).

There is a detached double garage with twin roller doors, a pitched roof, power, and light.

Twin timber gates lead to the large rear garden, which features a textured paved patio adjoining the property, leading to raised timber decking with inset lighting and a seating area. The remainder of the garden is laid mainly to a large area of lawn, with beautiful, far reaching countryside views.

## *Services*

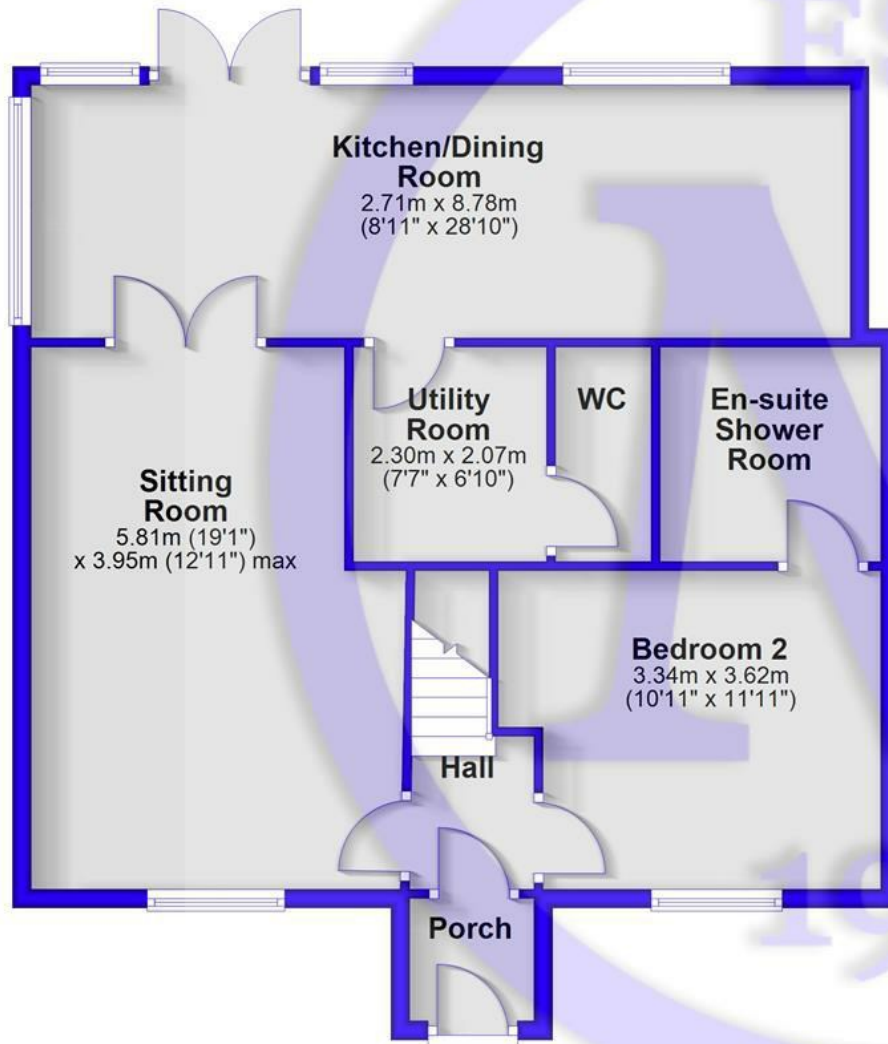
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

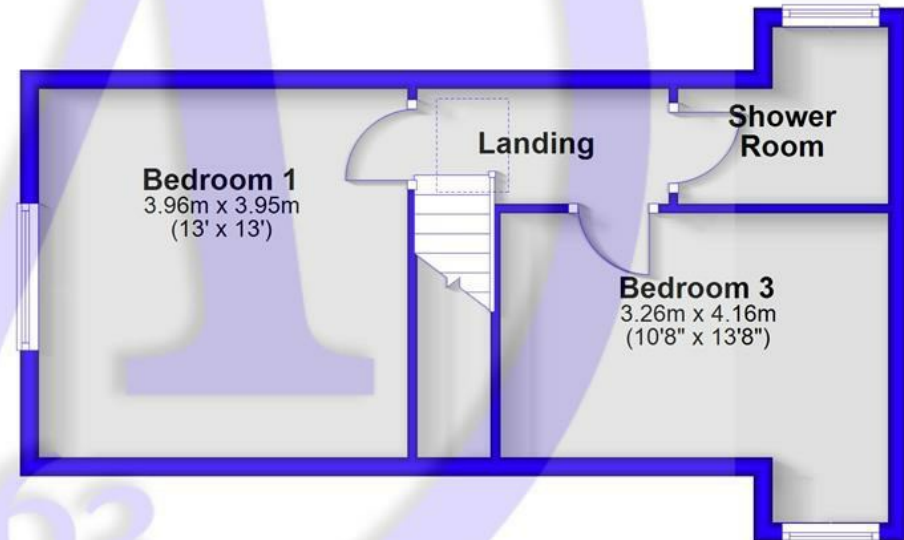
### Ground Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



### First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 117.2 sq. metres (1261.6 sq. feet)



## Situation

Everton is a small village located between the Georgian town of Lymington and the bustling New Milton. It offers a village pub, store, and recreation ground. With easy access to New Milton's mainline railway station, the picturesque quay at Lymington, quality eateries like The Royal Oak in nearby Downton, the open forest of the New Forest National Park, and the cliff-top Milford on Sea beach, Everton is a fantastic choice for your new home.



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