



Matford View, | Pitmore Lane | Pennington | Lyminster | Hants | SO41

**WOOLLEY
& WALLIS**



Matford View
Pitmore Lane, Pennington, Lymington, Hampshire SO41 8LL

Rare opportunity to purchase a property in need of modernisation in a very sought-after location. Viewing is highly recommended to appreciate the opportunity that Matford View offers. The plot comprises of a detached four bedroom chalet bungalow, one bedroom annexe, workshop, summerhouse and three bay open barn, all of which sits in approximately 0.50 acres. Chain free.

Guide Price: £850,000

Kitchen/dining room | Sitting Room | Garden Room |
Dog room | Boot Room | Four bedrooms | Shower Room |
Cloakroom |

Independent One Bedroom Annexe | Three Bay Barn | Large Workshop | Summer House |
Summer House | Garden | Driveway Parking



PROPERTY DESCRIPTION

- OVERVIEW

"Matford View" has a lot to offer a buyer, a detached four bedroom chalet bungalow, a detached one bedroom annexe, several outbuildings and approximately 0.50 acres.

The property offers flexible accommodation, and gives the new owner an opportunity to put their own mark on it with a programme of modernisation and refurbishment.

- ACCOMMODATION

There are three ground floor bedrooms (one with an en-suite cloakroom).

The spacious kitchen/breakfast room opens onto the garden room and a separate boot room.

There is a cosy sitting room with a woodburner and door to the garden.

Off the sitting room there is a separate room currently being used as a dog room, but it could be a separate reception room or a playroom.

Upstairs there is a double bedroom.

In all approximately 145.4 sq m (1565 sq ft) of accommodation.

- ANNEXE

The annexe benefits from being independent from the main accommodation.

There is an open plan kitchen/sitting room, bedroom and bathroom.

In all approximately 40.4sq m (435 sq ft) of accommodation.

- OUTSIDE

To the front there is a large driveway with plenty of parking.

To the rear there is an area of garden, an open three bay barn, a summer house and a large workshop.

The plot is approximately 0.50acres.





SITUATION

'Matford View' is situated on the outskirts of the village of Sway.

Sway is a thriving community with a mainline rail connection to London Waterloo, newsagents, restaurant, delicatessen, a pub and a doctors surgery.

The popular Georgian market town of Lymington is about 3 miles away. The town is renowned for its high street, pretty cobbled Quay, sailing heritage and popular marinas offering opportunities to the water enthusiast.

There are many well regarded private and state schools within a short drive, including Sway Primary School, Priestlands Secondary School and Walhampton and Ballard Independent Schools.

The M27 can be accessed at Junction 1 or 2 and links to the M3 affording easy access to Winchester, Basingstoke and London.



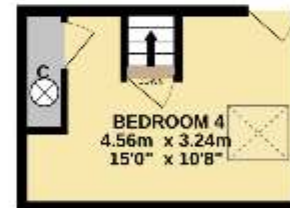
GROUND FLOOR
20.4 sq.m. (435 sq.ft.) approx.

GROUND FLOOR
120.5 sq.m. (1407 sq.ft.) approx.



15'11" (4803)

15'11" (4803)



TOTAL FLOOR AREA: 145.4 sq.m. (1565 sq.ft.) approx.
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SERVICES AND COUNCIL TAX

Mains electricity, gas, water and drainage.

Council Tax Band: E

DIRECTIONS

From our offices in Gosport Street proceed out of town on Marsh Lane. At the roundabout take the first exit and after approximately 100m turn right onto Sway Road. At the Wheel Inn turn right onto Pitmore Lane. The property will be found on the right hand side after approximately half a mile marked by a For Sale board.



AGENT'S NOTES

Woolley & Wallis and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were amended in August 2023





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VIEWINGS

All viewings should be by appointment only arranged through our Lymington Office:
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01590 689878 lymington@w-w.co.uk www.w-w.co.uk