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FAIRFIELD CLOSE, **OIEO** £1,300,000

Winkworth

for every step...

This detached ranch style, three bedroom bungalow, is located in a superb private no through road, comprising of unique individual homes. It offers an amazing sheltered walled garden, stocked with an abundance of pretty mature shrubs, trees, bushes and a pond.

Fairfield Close,
OIEO £1,300,000

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Situation:

This lovely detached bungalow in a sought after area of Lymington, with an array of shops, restaurants and amenities within walking distance.

Description:

A triple aspect sitting room giving access onto the rear walled garden and patio area, open fireplace, and door leading to dining room. The natural light and bright dining room has double opening French patio doors providing access out onto the stunning rear garden with a west facing orientation.

Kitchen, breakfast room has a variety of base and wall units incorporating an integral electrical appliances and tiled flooring.

The principle bedroom suite is capacious and has a triple aspect room looking out over rear garden, patio area and side garden, along with access to a spacious en-suite and built in wardrobes. There are a further two bedrooms one of which overlooks the secret

side garden and the other bedroom looks out to the west walled garden.

The outside of this property can be accessed via a pedestrian wooden gate or via a single driveway which provides off-road parking for a several cars. This has direct access to the two integral garages. Brick built walling and timber fencing to the side, leading to the rear garden, this is pretty and a particular feature as it is sheltered. There is a small private garden at the side which has a central lawn area which is surrounded by well stocked mature planted borders.

Double garage is accessed via metal up and over doors. The garage has the benefit of both power and lighting with a pitched interlocking tiled roof and additional storage above. There is a further door from the side of the utility room to a brick built work shed workshop, giving access out onto the beautiful sheltered side garden.

A property that must be seen.

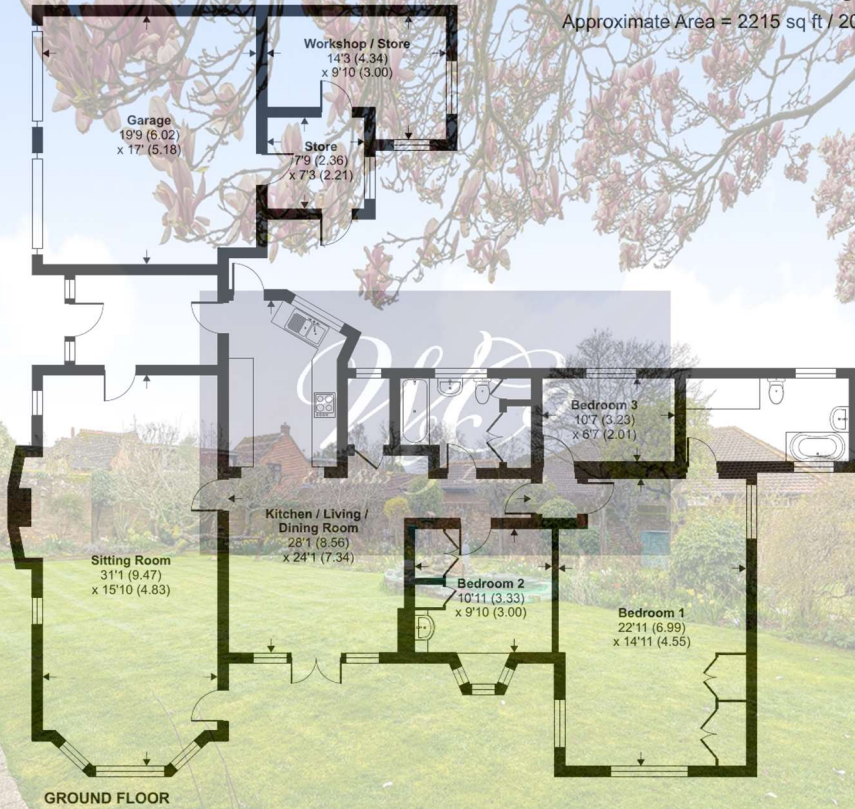
- Detached three bedroom bungalow
- Capacious principle bedroom en-suite
- Expansive and delightful sitting room
- Fabulous sheltered walled garden
- Well stocked mature planting
- Central featured pond
- Workshop/Utility
- Double Garage with storage
- Ample parking
- Situated in a private no through road



Fairfield Close, Lymington, SO41

Approximate Area = 2215 sq ft / 205.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for ESH Estates Ltd (Winkworth). REF: 963710

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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