



**PITMORE LANE, LYMINGTON**  
**£775,000 FREEHOLD**

**A FOUR BEDROOM DETACHED CHARACTER HOUSE WITH  
DETACHED DOUBLE GARAGE AND AMPLE  
PARKING/HARDSTANDING SET IN GOOD SIZE GARDENS.**

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## DESCRIPTION:

### ENTRANCE PORCH: 5'4" x 3'

Double glazed front and side aspect windows. Panelled door to:

### ENTRANCE HALL: 12'2" x 5'5"

Stairs to first floor with understairs storage space. Radiator. Wall mounted central heating thermostat control. Door to:

### SITTING ROOM: 18'7" x 10'10"

Open brick fireplace with brick hearth and wooden mantel, shelving to either side. Double and single radiators. Coved ceiling. Double glazed Georgian style front aspect bow window. Small paned double doors to:

### DINING/CONSERVATORY: 14'11" x 11'11"

Tiled flooring. Two radiators. Part solid and pitched polycarbonate roof. Double glazed windows to two aspects. Part double glazed double doors to outside. Small paned double doors into:

### KITCHEN/BREAKFAST ROOM: 13'9" x 10'7"

Comprising tiled worktops with tiled splashbacks and inset 1 ½ half bowl, single drain, ceramic sink unit with double glazed Georgian style window above overlooking the rear garden. A cupboard houses the Worcester boiler for the central heating. Space and plumbing for dishwasher. Suitable space for cooker range with extractor in canopy above. Range of eye-level cupboards incorporating open shelving, concealed underlighting and glazed display cabinet. Vaulted ceiling with beams and double glazed Velux windows. Tiled floor. Radiator. Tiled splashbacks.

### Utility Area: 9'1" x 6'6"

A range of deep shelved cupboards to one wall. Tiled floor. Radiator. Wall mounted central heating programmer. Return door to entrance hall and door to:

### UTILITY ROOM: 6'1" x 5'6"

Tiled floor. Built-in floor mounted cupboard with tiled top over. Space and plumbing for automatic washing

machine. Double glazed Georgian style window and part double glazed door to the side of the property. Door to:

### CLOAKROOM: 5'7" x 2'6"

Comprising inset wash hand basin with cupboard under and tiled splashback; low level w.c. Tiled floor. Radiator. Double glazed Georgian style window.

### STUDY: 12'1" x 9'9"

Double radiator. Double glazed Georgian style front aspect bow window.

Stairs from the Entrance hallway provide access to the:

### First Floor Landing

Access to roof space. Double glazed Georgian style front aspect window. Door to:

### BEDROOM TWO: 12'2" x 9'8"

Recessed wardrobes with storage above either side of chimney breast. Radiator. Double glazed Georgian style front aspect window enjoying a pleasant outlook.





#### BEDROOM THREE: 12'2" x 8'8"

Recessed double wardrobes either side of chimney breast. Radiator. Double glazed Georgian style front aspect window.

#### REAR HALLWAY:

Airing cupboard houses a pre-lagged hot water cylinder with fitted immersion heater and slatted shelving above. Door to:

#### BEDROOM ONE: 10'11" x 9'1"

Comprising of recessed double wardrobe with storage above. Radiator. Double glazed Georgian style rear aspect window. Sliding door to:

#### EN SUITE SHOWER ROOM: 7'5" x 3'2"

Fully tiled walls with shower tray and Mira shower unit above. Matching suite comprising inset wash hand basin with cupboard under and both shaver and light point above, Low level w.c. Extractor fan and recessed downlighters.

#### BEDROOM FOUR: 9'2" x 6'1"

Radiator. Double glazed Georgian style rear aspect window.

#### BATHROOM: 5'9" x 9'

Matching suite comprising tiled panelled bath with mixer tap and shower unit above; inset wash hand basin with cupboard under and both shaver and light point above; low level w.c., bidet. Part tiled walls. Radiator/towel rail. Double glazed Georgian style rear aspect window.

#### OUTSIDE:

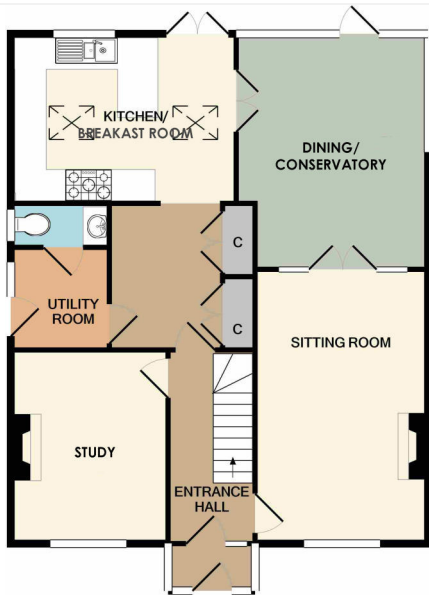
Pedestrian gate to the front of the property with concrete pathway leading to the front door, flanked on both sides by areas of lawn. The garden is enclosed by both fencing and hedging. Pathway and border continue to one side of the property through to the:

#### REAR GARDEN:

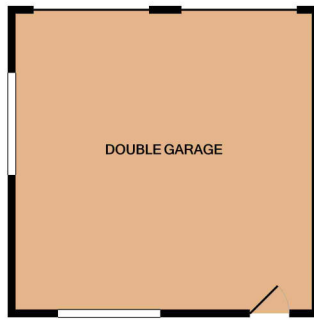
There is a patio area immediately to the rear of the property, mainly laid to lawn with well stocked beds, all enclosed by fencing and mature hedging, double side gates into Mill Lane To the bottom of the garden is the:

#### DETACHED DOUBLE GARAGE: 19'8" x 17'6"

Double up and over doors. Power and strip lighting. Double glazed side and rear aspect windows. Rear personal door and stairs to boarded first floor with double glazed Velux window.



GROUND FLOOR  
APPROX. FLOOR  
AREA 112.7 SQ.M.  
(1213 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 54.8 SQ.M.  
(590 SQ.FT.)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		74
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		