



Maillard  
& Co

£ 795,000

Lorne House, Wellington Road

For Sale



“Detached Family Home Ideally Located for the  
Schools”

4

Bedrooms

3

Receptions

1

Bathrooms

For Sale

## Property features

Modernisation Project

Detached Family Home

Garage and Garden

No More School Runs



## Property details

The school run will be a thing of the past for the new owners of this ideally situated home, located within a stones thrown of Beaulieu and De La Salle Schools and Highlands College and the town centre is a mere 10 minute walk.

Offering almost 1800 sq ft of living accommodation, this detached family home has been in the same family since it was built in the 1950's and offers bright and very spacious rooms and there is great potential to enhance and improve to meet modern day expectations. Although perfectly livable, the property is now in need of modernisation throughout and enables the new owners to use their creativity to stamp their individual style on it.

The safe walled garden wraps around the house and provides great privacy and sunshine throughout the day. Parking is provided in the large single garage and potential exists to create additional parking, subject to Planning consent.

Oil fired central heating. Mains drains and water. Freehold.

Detached Family Home Ideally Located for the Schools

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

















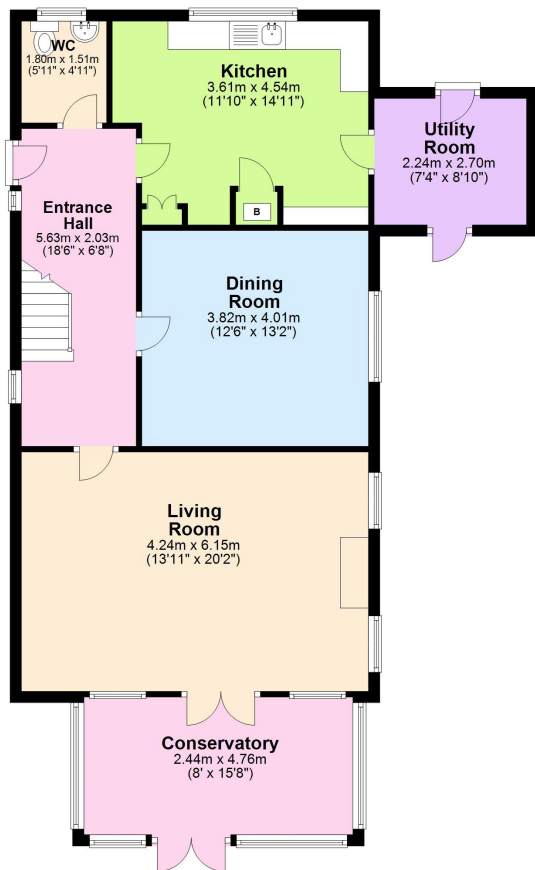






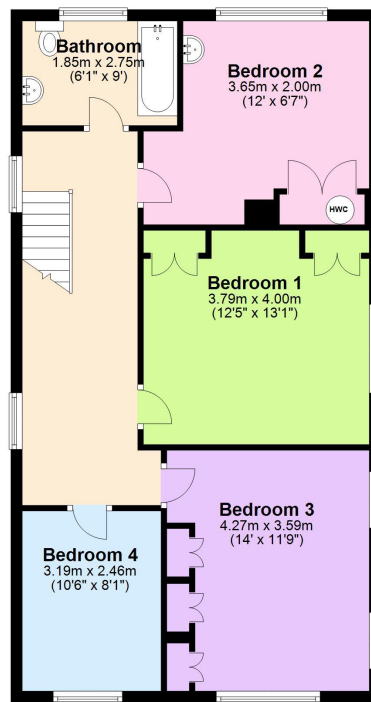
### Ground Floor

Approx. 91.3 sq. metres (982.6 sq. feet)



### First Floor

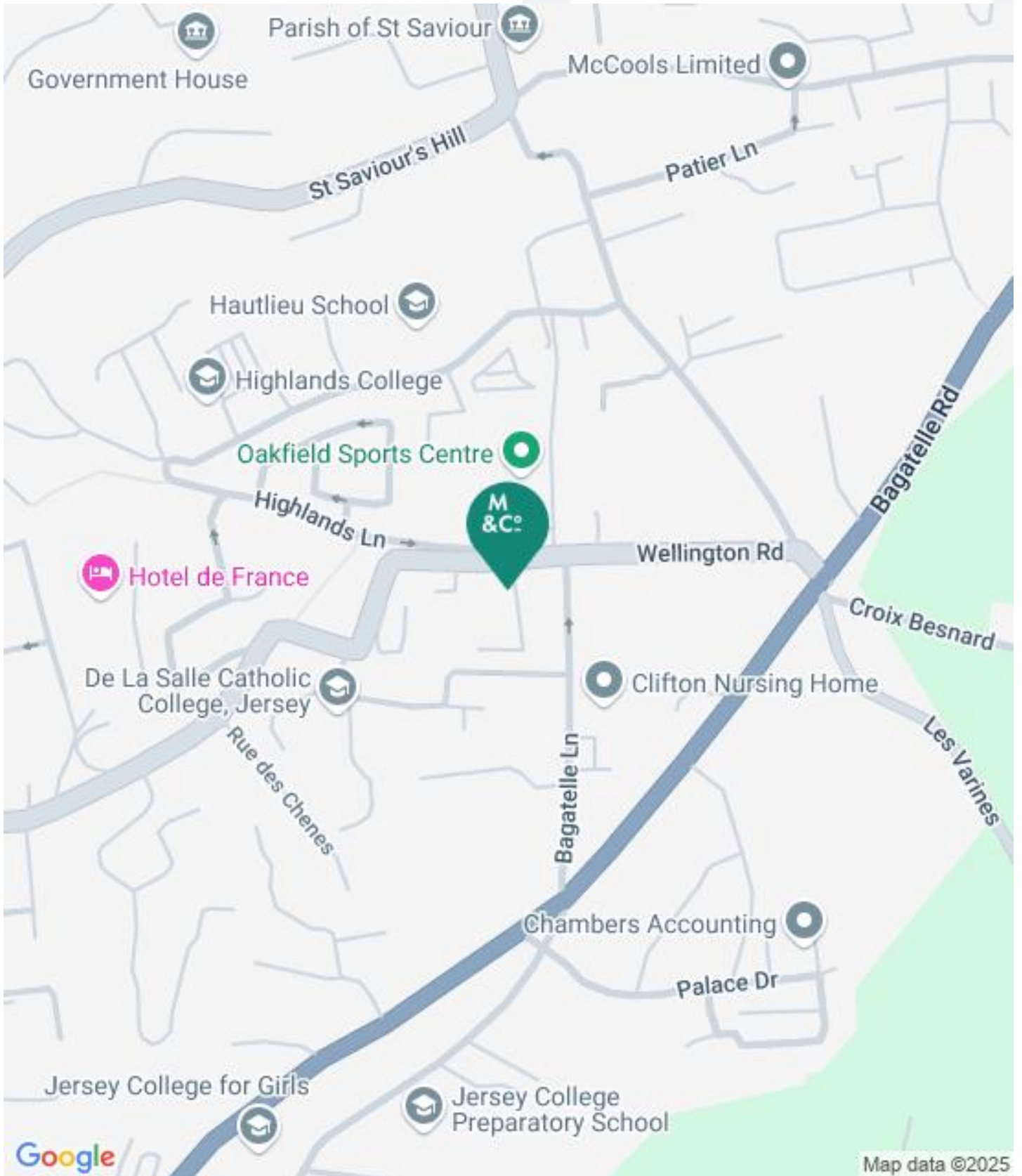
Approx. 73.0 sq. metres (785.7 sq. feet)



Total area: approx. 164.3 sq. metres (1768.3 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.





Bradley Rolland

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