



Woodbury

Viney Road, Lymington, SO41 8FF

SPENCERS
COASTAL





Occupying a charming semi-rural location on the south side of Lymington and offering fantastic scope for extension / improvement this detached house sits in over a third of an acre.

The Property

The house is approached over a long private drive which leads to a turning and parking area adjacent to the house and garage. While the house has been well cared for, it is now in need of updating and there is excellent potential to improve or extend the living accommodation subject to the necessary consents. Given the size of the gardens there may even be development potential for an additional property. Again, this would of course be subject to planning permission.

There is a large enclosed glazed porch which leads to the front door. The entrance hall has attractive parquet flooring with stairs rising to the first floor and doors to the sitting room and kitchen / breakfast room.

The sitting room also has its original parquet flooring as well as a fire place and large glazed doors opening onto the garden. The kitchen / breakfast room also overlooks the garden and has a range of fitted units as well as room for a breakfast table and a back door to the garden. Reached via the kitchen is the dining room which overlooks the front garden.

£1,500,000 Guide Price



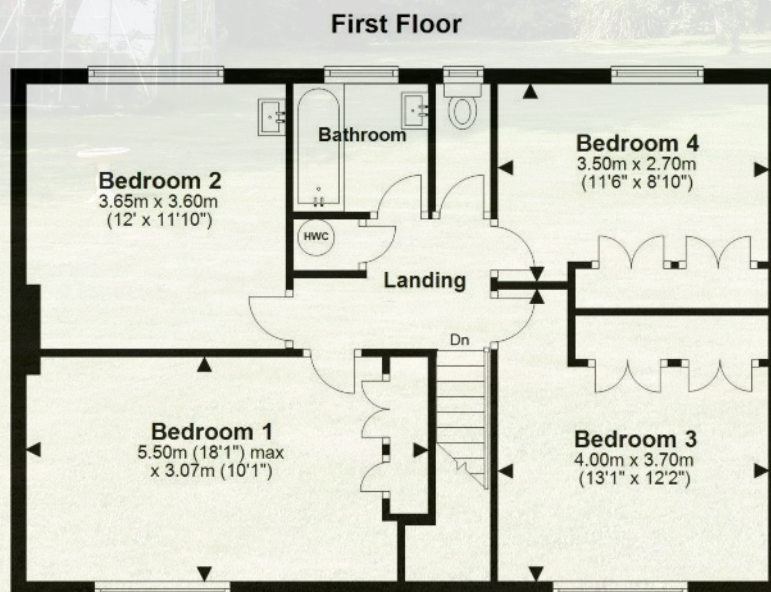
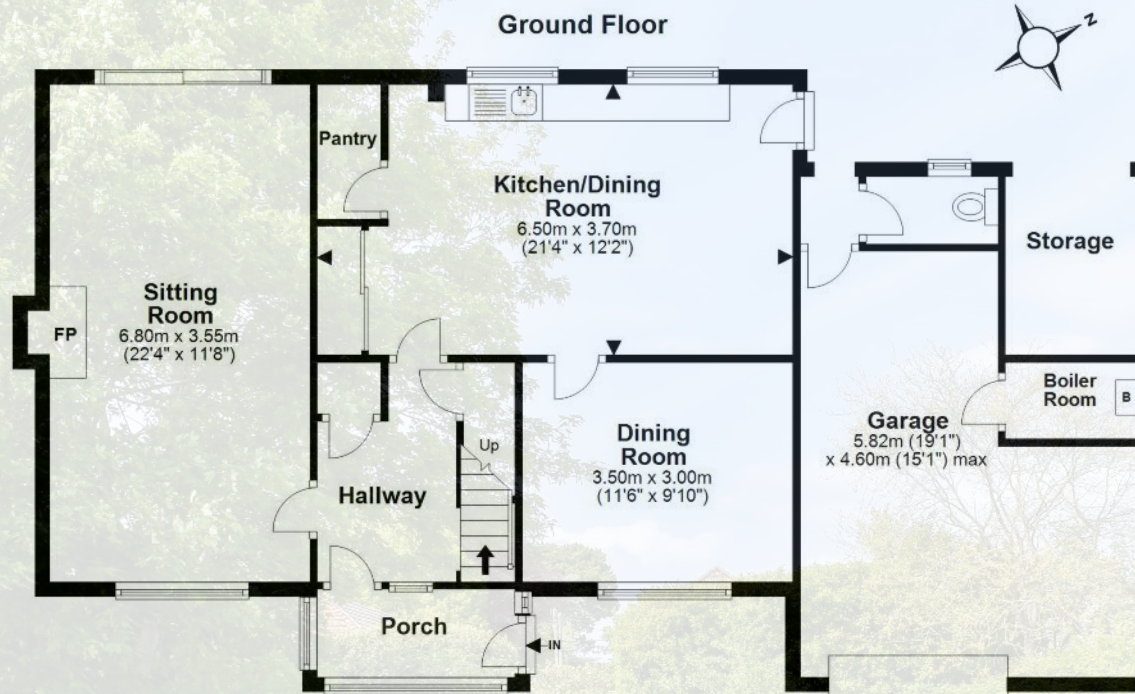
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Approx Gross Internal Areas

Mani House: 140.8 sqm / 1515.5 sqft
Attached Garage/Storage: 32.2 sqm / 346.5 sqft

Total Approx Gross Area:
173.0 sqm / 1862.0 sqft



Well maintained gardens with delightful views across open countryside.

The Property continued . . .

Upstairs there is a central landing which provides access to the four double bedrooms all of which enjoy delightful views either over the garden or open fields to the front of the property. Three of the bedrooms have extensive built in wardrobes and there is also a family bathroom and separate wc.



Situation

This delightfully positioned house sits at the end of a private drive facing unspoilt open countryside off a charming tree-lined road on the highly sought after south side of Lymington. The house perfectly combines a peaceful rural outlook with the convenience of proximity to the centre of Lymington as well as its numerous sailing and recreational facilities.

The New Forest lies just to the north with unrivalled open spaces providing superb walking, riding and cycling. Lymington's attractive coastline lies just to the south with glorious walks along the sea wall.



Grounds & Gardens

There is a large turning and parking area to the front of the house as well as a pleasant area of lawn garden. Adjoining the house is a single garage with store room and covered access which could, subject to the necessary consents, be adapted to provide additional accommodation.

The gardens lie predominantly to the rear of the house and are extremely generous extending to approximately 0.4 acres in total. The rear gardens are level and mostly laid to lawn with mature planting at the boundaries.

Directions

From our offices in Lymington turn left opposite the church into Church Lane. As the road forks, take the right hand fork into Broad Lane. At the T-Junction, turn right on All Saints Road. Take the next left into Viney Road and the drive to the house will be found after about 175 yards on the right hand side.

Property Video

Point your camera at the QR code below to view our professionally produced video.





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Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: C Current: 69 Potential: 80
Council Tax Band: F
All mains services are connected.

Points of interest

Waitrose Lymington	1.0 miles
Lymington Quay	1.0 miles
Priestlands Secondary School	1.1 miles
Walhampton (Private School)	2.0 miles
Brockenhurst Golf Club	5.2 miles
Brockenhurst Train Station	5.5 miles
Brockenhurst Tertiary College	5.8 miles
The Pig	6.4 miles

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
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