



Gorseland

Keyhaven, Lymington, SO41 0TR



SPENCERS





GORSELAND

KEYHAVEN • LYMINGTON

A beautiful New England style house occupying a highly sought after location with direct access to a beach in Keyhaven harbour and glorious front-line water views. The house offers over 2,000 sq ft of accommodation and is set in grounds of approximately 2 acres, with a further adjoining 2 acres available for an additional £20,000. There is also a separate one bedroom annexe, garage and studio. The house is positioned down a private drive and enjoys a particularly private position while benefiting from one of the finest views on this beautiful stretch of coastline.

Ground Floor

Kitchen / Breakfast Room • Library / Dining Room • Sitting Room • Snug • Utility • Cloakroom

First Floor

Four Bedrooms, two with Balconies • En Suite Bathroom • Family Bathroom

£2,850,000





The Property

Gorseland is a superb coastal property which has been updated and extended by the current owner to provide glorious accommodation with some of the finest water views in the area. Access to the water could not be better with a gate at the bottom of the garden providing direct access to the beach, Keyhaven harbour and the village beyond as well as the famous sea wall path linking Lymington to Barton on Sea.

Built on a raised plinth and thus occupying an advantageous raised position, the house has remarkable views over its own two acre garden to The Solent and Isle of Wight.

Upstairs the master bedroom has a balcony, adjoining dressing room / bedroom 4 and an en suite shower room. Bedrooms 2 and 3 are both good doubles with bedroom 2 having sea views and bedroom 3 a built in wardrobe. There is also a family bathroom with white sanitary-ware.



The front door opens to a staircase hall with a door on the right leading to a spacious sitting room with two distinct seating areas; one with a wood-burning stove and bay window overlooking the garden, the other area has bifold doors opening onto a raised deck with expansive views and room for a dining table.

Also on the ground floor is a kitchen /family room, again with views and fitted units and integrated appliances. Beyond the kitchen is a utility room with space for washer/dryer and a separate wc. Off the kitchen is a lobby with glazed door to the terrace leading to a full height vaulted library / dining room with French windows leading to the terrace.











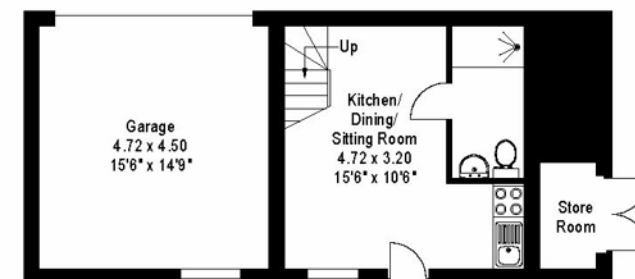
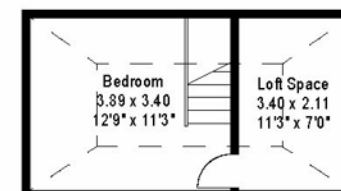
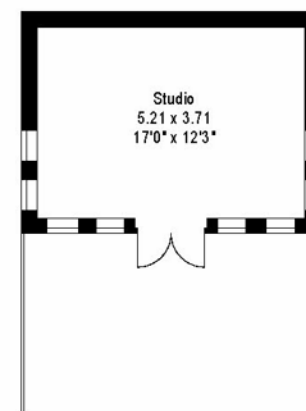
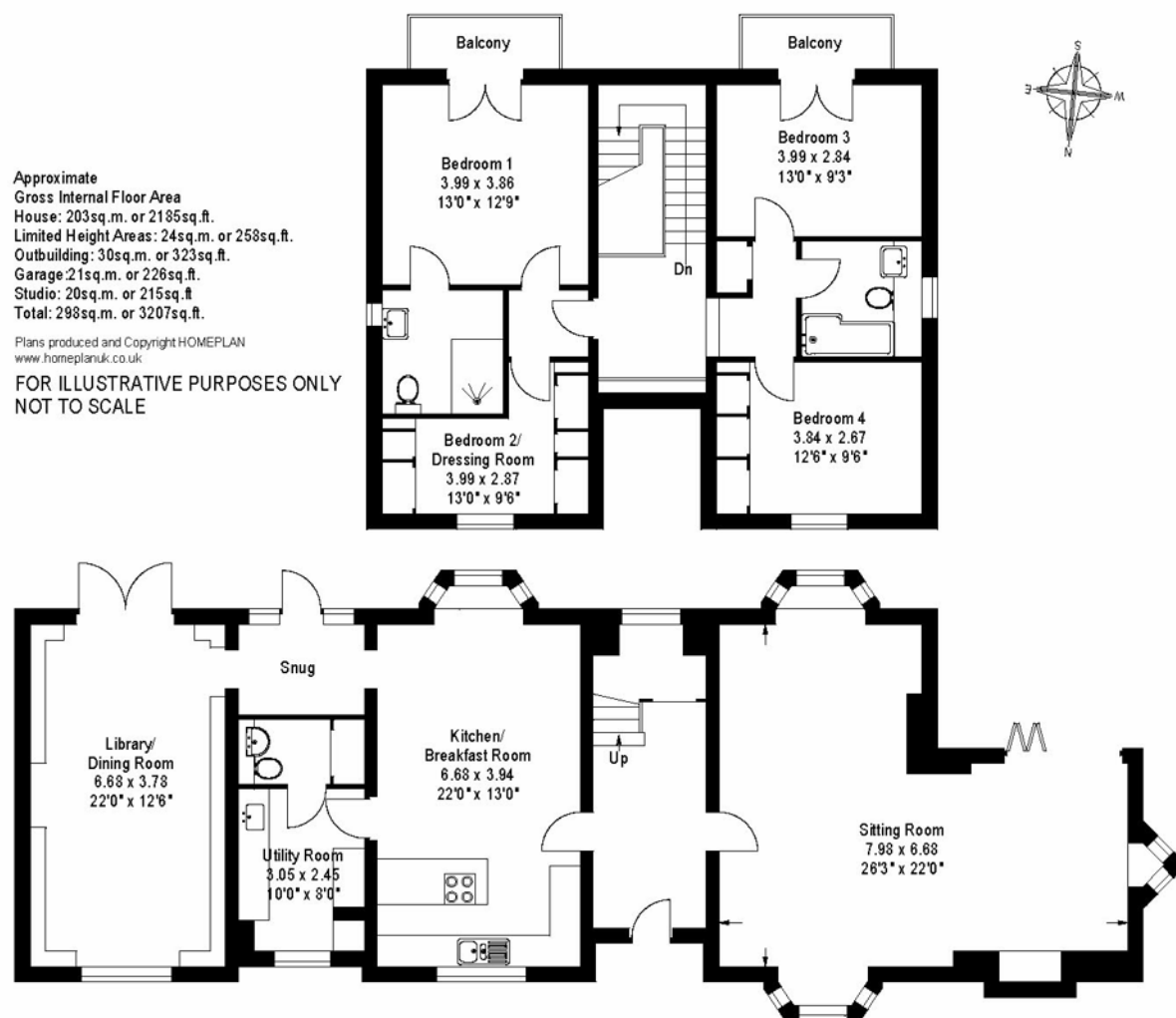


FLOOR PLAN

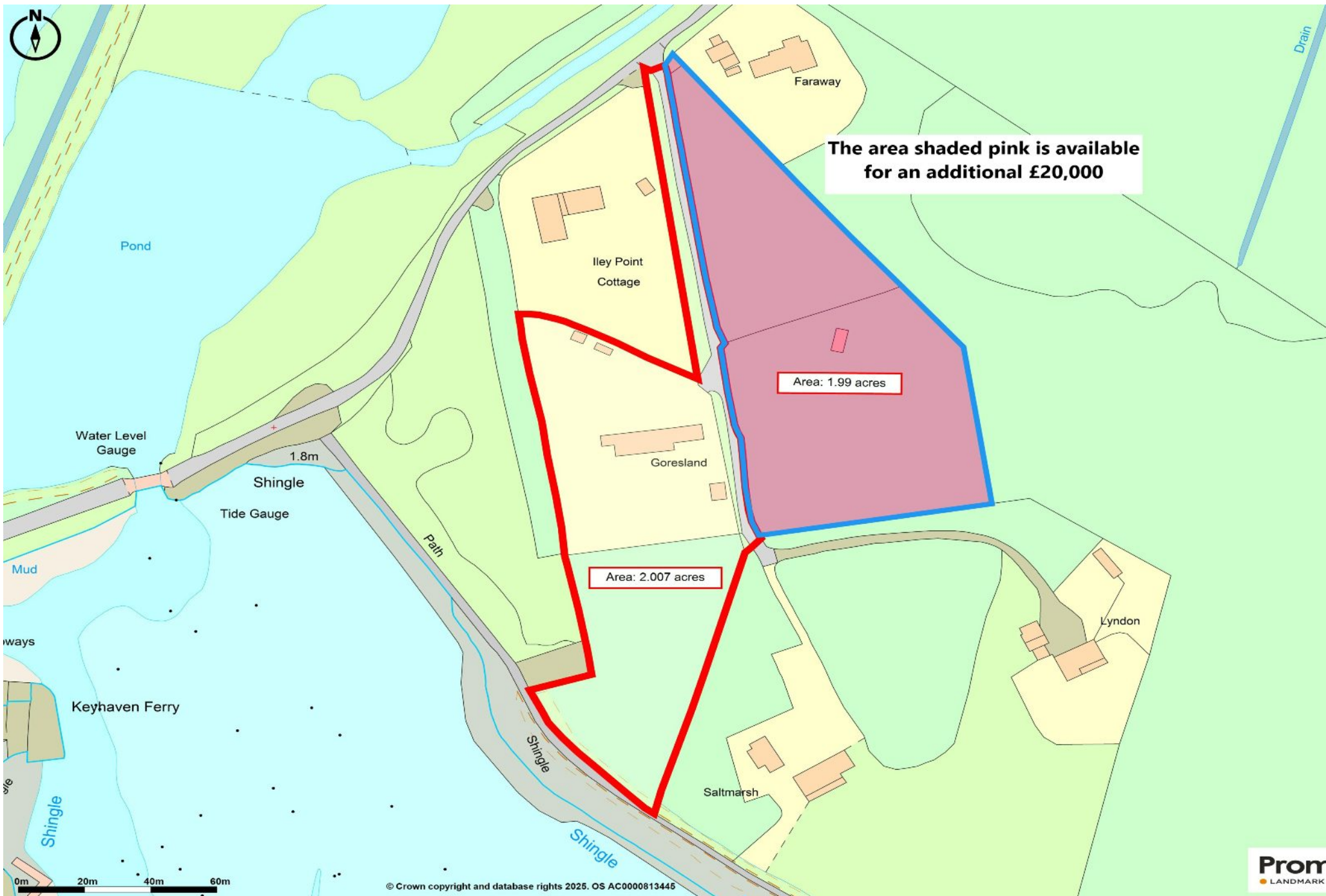
Approximate
Gross Internal Floor Area
House: 203sq.m. or 2185sq.ft.
Limited Height Areas: 24sq.m. or 258sq.ft.
Outbuilding: 30sq.m. or 323sq.ft.
Garage: 21sq.m. or 226sq.ft.
Studio: 20sq.m. or 215sq.ft.
Total: 298sq.m. or 3207sq.ft.

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NOT TO SCALE









Grounds & Gardens

The house is approached over a long private drive leading to a large turning and parking area adjacent to the house and garage. Flanking the drive to the left is a 2 acre parcel of land, currently divided into two paddocks where there is currently a mobile home. This land is not included in the sale but is available for an additional £20,000.

The main property extends to 2 acres with lawn garden extending from the rear of the house around to the front. As one advances down the garden one enters a more wild meadow at the end of which is a gate leading onto the sea wall path providing access to the village and beach beyond.

Also in the garden is a timber studio with large deck, ideal for hobbies or relaxing in the sunshine. Adjoining the house is a large single garage with up and over door, next to which is a separate annexe with its own front door leading to a kitchen / dining / sitting room and downstairs wet room. Upstairs is a bedroom with loft storage.

The Situation

The house occupies one of the area's most breath-taking settings with panoramic views across Keyhaven harbour and the Solent to the Isle of Wight in the distance. Approached over a private drive and enjoying a distinct sense of privacy, the property is within touching distance of Keyhaven harbour and has direct access from the end of the garden to a pretty strand of beach and extensive coastal walks along the sea path to Lymington in the east and Barton on Sea in the west.

Keyhaven is an idyllic, unspoilt village with pretty period properties and an exceptional coastal ambience drawn from its harbour, salt marshes and coastal walks. There is an exceptional pub, The Gun as well as two sailing clubs; Keyhaven Sailing Club and Hurst Castle Sailing club which provide the ability to practically sail from your doorstep.

The nearby, village of Milford on Sea, a mile to the west, offers a wider range of shops and services including wine bars, a bakery, restaurants and a beach ideal for swimming. The open spaces of the New Forest National Park lie to the north with Lymington's busy High Street and range of renowned sailing facilities lies a few miles to the West.

New Milton Station, a 10 minute drive away offers direct services to London Waterloo in just under 2 hours.





Services

Tenure: Freehold

Council Tax: F

EPC: C Current: 73 Potential: 90

Property Construction: Standard construction

Utilities: Mains electric, water, private drainage

Heating: Oil Fired

Broadband: Superfast broadband with download speeds of up to 72mbps available at this property.

Conservation Area: Keyhaven

Parking: Driveway and garage

Directions

From Lymington head west on the main Christchurch Road. On reaching Everton, turn left at the signpost for Milford on Sea and almost immediately turn left again into Lymore Lane. Continue down Lymore Lane for approximately 1.7 miles and just after passing the turning on the left into Harewood Green, fork left onto Keyhaven Road. Just before The Gun pub, turn left on to Lower Pennington Lane. Go over the bridge and as the lane narrows the drive to the house will be found on the right hand side where there is a sign with the house name.

Important Notice

Spencers 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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