



3 Lymore Grove

Milford Road, Everton, Lymington SO41 0JG

SPENCERS
NEW FOREST





An exceptional house finished to an impeccable standard featuring state of the art technology in a timeless traditional style.

The Property

This impressive and particularly spacious house is beautifully presented and has been carefully designed throughout.

The front door opens to a wide and welcoming staircase hall with lined French oak herringbone flooring that extends through the majority of the ground floor. There is a downstairs wc that has been beautifully styled with superior sanitaryware including a beautiful ribbed washbasin by KAST as well as Perrin & Rowe taps which feature throughout the house. Underfloor heating runs throughout the ground floor with radiators upstairs and air conditioning in the master bedroom. The kitchen dining room is light and beautifully proportioned with bifold doors opening onto the exquisite conservatory, which brings in both light and the glorious rural views through glazed doors opening onto the garden. The conservatory also benefits from a newly installed air conditioning unit and overhead and side blinds. The kitchen is by Neptune with Silestone work surfaces and features an Everhot electric range as well as integrated Neff fridge freezer, Bosch silent dishwasher, Belfast sink with filter tap, larder cupboard and bespoke Neptune Charlecote island. There is also a separate utility room also with a Belfast sink, storage cupboards and machine cupboard with space and plumbing for both washing machine and tumble dryer. There is also a water softener and back door providing access to the garden and garage.

The sitting room can be reached from both the hall and via glazed double doors from the kitchen. The sitting room also has a southerly aspect with bi-fold doors opening onto the terrace and garden. There is a fireplace with stone surround and Chesneys wood burning stove.

£1,375,000



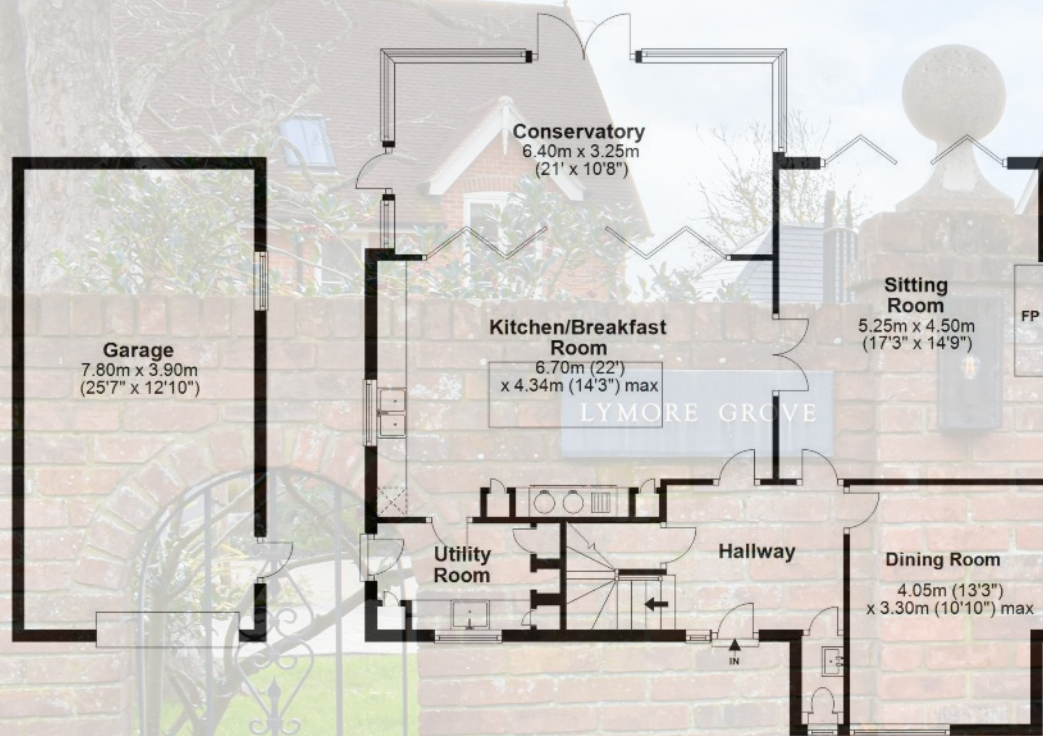
Approx Gross Internal Areas

House: 191.8 sqm / 2064.5 sqft

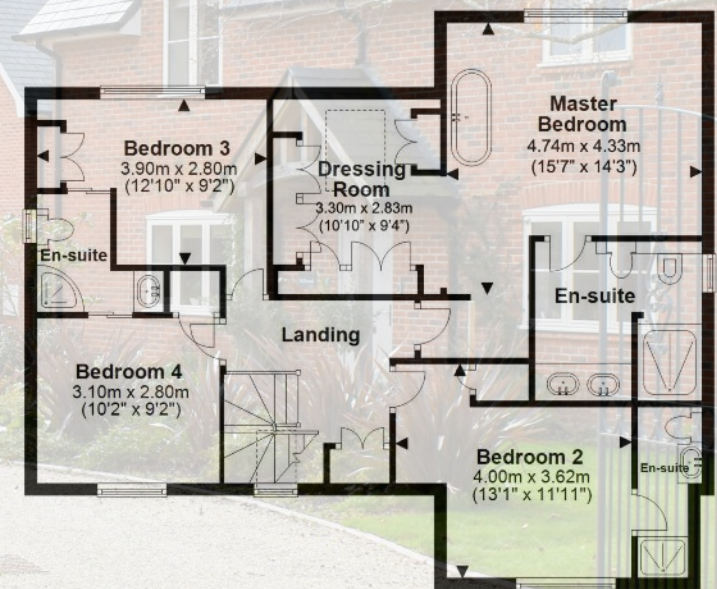
Garage: 30.4 sqm / 327.2 sqft

Total Approx Gross Area: 222.2 sqm / 2391.7 sqft

Ground Floor



First Floor

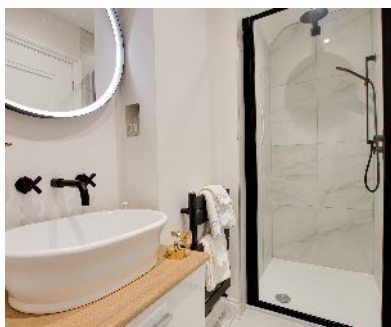




Set on an exclusive development enjoying glorious views over open countryside, Lymore Grove is ideally positioned for the coast and Forest as well as nearby facilities in Everton village, Milford on Sea and Lymington.

The Property Continued

Upstairs the central landing has an airing cupboard and also provides access to four double bedrooms. The master bedroom suite overlooks the gardens with elevated rural views over open fields towards woodland, the coast and a natural pond. The bedroom has ample room for a king size bed and there is a Hurlingham Bateau style free standing bath ideally positioned to take in the view through the window over unspoilt countryside. There is an adjoining dressing room with bespoke built in cupboards by Distinctive Woodwork of Ireland. There is also an en suite shower room with twin Bateau bath style basins. The guest double bedroom has a built in wardrobe and adjoining shower room with basin and wc. The remaining two double bedrooms share a 'Jack and Jill' shower room. Both these bedrooms have built in wardrobes.



The Situation

The house sits on the very edge of the popular village of Everton which has an active community and numerous facilities including a community shop and very good pub. Lymington is approximately 2 miles to the east with the seaside village of Milford on Sea just 1.5 miles to the south. All coastal activities and pursuits are catered for and most day to day items can be found in Lymington or Milford's many shops. There are superb restaurants and bars in both centres and nearby Brockenhurst station provides direct trains to London Waterloo in approximately 1h 30m.



The views across the garden are delightful with the lawns appearing to merge with the open countryside beyond to provide a sense of space not usually found in such a convenient location.

Grounds & Gardens

The house is approached through electrically operated gates and there is ample private parking for four cars in front of the house with room for a further car in the single garage which has an electric up and over door and boarded loft ideal for storage. To the front of the garage is an electric car charging point. The gardens lie predominantly to the rear of the house with a beautiful flagstone terrace separating the house itself from the lawn garden that is interspersed with mature flower beds. There is also a gravel seating area accessible from the conservatory.



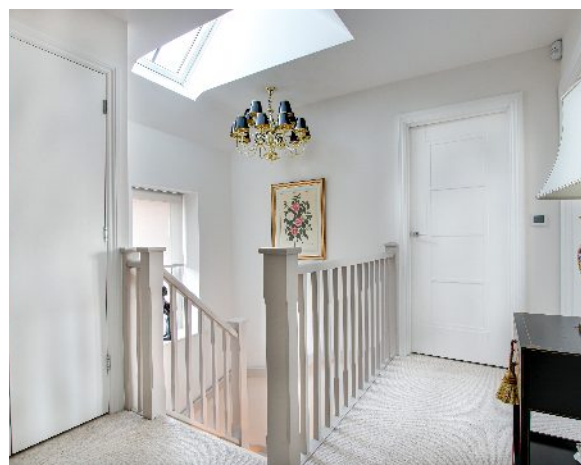
Services

Individual private water treatment plant (no sewage charges payable). Mains gas, mains electricity, mains water.

Energy Performance Rating: A. Current 93, Potential 94

Council Tax - Band F

Solar PV panels providing electricity to the property in conjunction with two solid state batteries that store electricity during sunny periods for consumption later when needed.



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

Directions

From Lymington take the A337 Milford Road towards Christchurch. On entering the village of Everton, the turning for Lymore Grove will be found on the left hand side just before reaching the village green. Proceed straight ahead down the drive, ignoring the curve to the right and the entrance to the development will be seen ahead.

Points of Interest

Milford on Sea	1.4 miles
Priestlands Secondary School	1.4 miles
Lymington Recreation Centre	1.4 miles
Waitrose Lymington	1.8 miles
Lymington Quay	2.4 miles
Lymington Hospital	2.5 miles
Barton on Sea Golf Club	2.5 miles
Royal Lymington Yacht Club	2.5 miles
Walhampton (Private School)	2.9 miles
Brockenhurst Train Station	5.1 miles
Brockenhurst Tertiary College	5.3 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



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