



Tides Reach

*19 Waterford Lane, Lymington, SO41 3PT*

SPENCERS  
COASTAL





*An impressive five bedroom three storey detached family house with no onward chain benefiting from a large and versatile separate home office as well as ample parking and a double garage.*

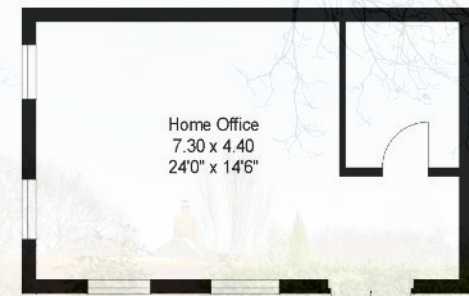
## The Property

Discreetly positioned on one of Lymington's most sought after roads. Tides Reach is an attractive turn of the century detached home. The house is cleverly designed on three floors with separated zoned heating to each floor. The second floor is ideal for children or grandchildren who can enjoy their own space at the top of the house. The welcoming hallway is both light and airy with a cloakroom, coats cupboard, additional storage cupboard, utility room with plumbing for washer and dryer with an external door and stairs rising to the first floor, housing underneath the hot water cylinder, boiler and water softener. The lounge faces South with an attractive feature gas fire and offers a very relaxing peaceful area. The separate dining area flows through to the kitchen/snug which incorporates the conservatory, replaced in 2020. There is a gas AGA, separate six-burner range, and an array of hand built fitted cupboards with granite work surfaces. The whole room has wonderful views of the garden with double doors leading out to the patio.

£1,350,000



## FLOOR PLAN



Home Office

Kitchen/ Snug  
6.90 x 3.50  
22'9" x 11'6"

Garage  
6.10 x 5.20  
20'0" x 17'0"

Dining Area  
3.75 x 3.60  
12'3" x 11'9"

Kitchen  
3.60 x 3.00  
11'9" x 9'9"

Garden Store

Store  
3.87 x 2.29  
12'9" x 7'6"

Lounge  
5.00 x 3.60  
16'6" x 11'9"

Utility Room

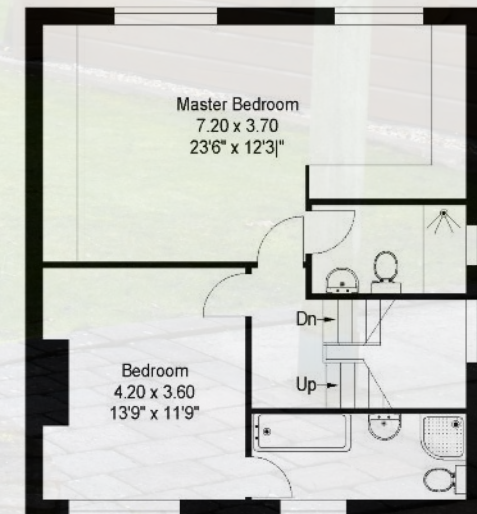
Up

Coats

Ground Floor



Second Floor



First Floor

Approximate  
Gross Internal Floor Area  
House: 258sq.m. or 2777sq.ft.  
(Including Garage)  
Home Office: 33sq.m. or 355sq.ft.

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NOT TO SCALE



*This characterful period house is located on a popular tree lined road south of Lymington high street and within a short walk of the marinas.*

### The Property continued . . .

On the first floor the spacious master bedroom overlooks the rear garden with an extensive range of wardrobes and en-suite shower room. The double guest bedroom with en-suite bathroom overlooks the quiet leafy lane. On the second floor there are three more bedrooms which share the use of a separate shower room. Overall this is a lovely spacious family home ideally located a very short walk from the high street, M&S, the twin marinas and Woodside Park.



### The Situation

The house is positioned on an attractive and quiet tree lined road in a prime part of the town and close to the Lymington River and vibrant high street with its range of restaurants, cafes and independent boutiques. Also within easy walking distance are the town's renowned sailing clubs, marinas, and wonderful coastal paths. Lymington is well connected to the capital with a branch line to Brockenhurst station where trains to London Waterloo take less than two hours. The New Forest National Park surrounds the town offering countless walks and cycle rides across beautiful and unspoilt countryside.





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*A gravel drive provides parking for three cars leading to a double garage which in turn provides access through to the rear garden.*

## Grounds & Gardens

There is a purpose built store to the left of the house, ideal for bikes, kayaks, garden equipment or paddleboards. The rear garden has an Easterly aspect and is mainly laid to lawn with various mature trees and plantings providing an excellent level of privacy. In the garden there is an attractive custom designed insulated log cabin, which is currently used as a home office with power and cat 5 cabling. The log cabin would suit a multitude of uses including a gym, games room, summer house, occasional annexe, or home business.

## Directions

From our office in the high street turn right and head towards the top of town taking the first left opposite to St. Thomas' Church and onto Church Lane. After a third of a mile take a left fork into Waterford Lane after which the house will be found on the left hand side after approximately 200 metres.



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

## Services

Energy Efficiency Rating: C Current: 73 Potential: 89  
Council Tax Band: F  
All mains services connected.

## Points of interest

Priestlands Secondary School	1.3 miles
Waitrose Lymington	0.8 miles
Lymington Quay	0.6 miles
Lymington Hospital	2.1 miles
Walhampton (Private School)	2.0 miles
Brockenhurst Golf Club	5.0 miles
Brockenhurst Train Station	5.2 miles
Brockenhurst Tertiary College	5.5 miles
The Pig	5.6 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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