



Hornbeam

*South Baddesley Road, Lymington, SO41 5SD*

SPENCERS  
COASTAL





*A large, spacious family home in a private location with far reaching southerly views picking up the river and masts of the local marinas and the high ground of Tennyson Downs on the Isle of Wight.*

## The Property

Steps rise to the front door and opens in to the welcoming dining hall with open fireplace(decommissioned). There is a study off here and stairs leading to the first floor. An inner hallway continues through to a study/store room, a spacious utility/cloakroom with storage cupboards, a larger utility room with another store off and an enclosed workshop area.

With careful planning this whole area could be open up to extend the existing kitchen/breakfast room. To the front of the house is a lovely south facing sitting room with a large bay window over looking the garden and a feature fireplace.

**£1,700,000**



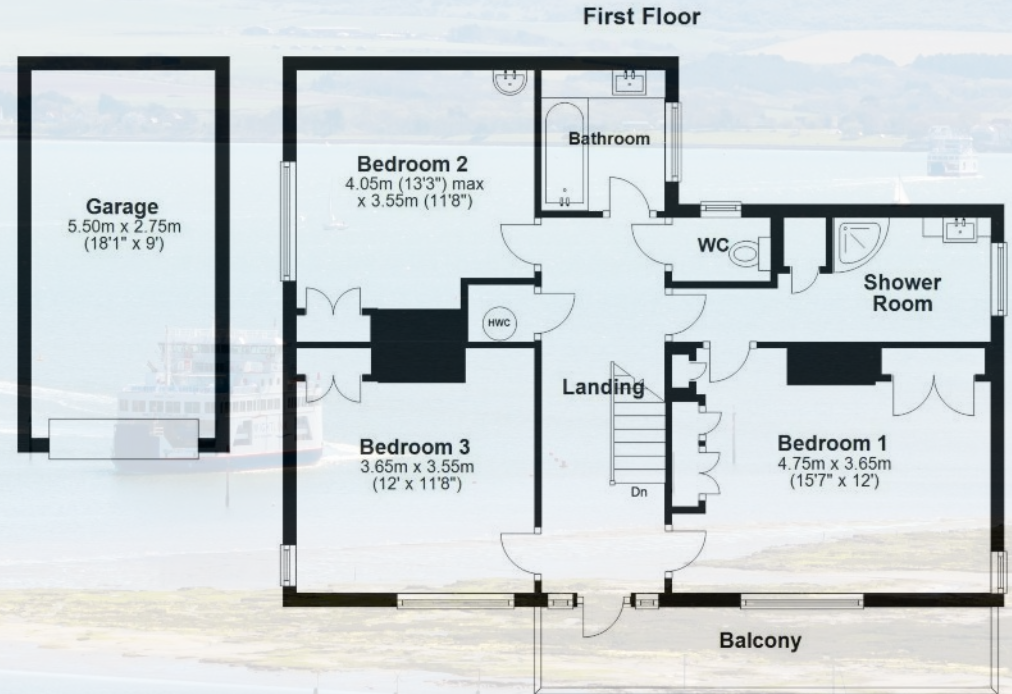
FLOOR PLAN



**Approx Gross Internal Areas**

House: 150.0 sqm / 1614.3 sqft  
Workshop, Storage & Utility Area: 28.4 sqm / 305.1 sqft  
Garage: 15.1 sqm / 162.8 sqft

**Total Approx Gross Area:  
193.5 sqm / 2082.2 sqft**





*Hornbeam is a lovely, spacious, light-filled family home, orientated to make the most of its south-facing aspect which has been in the same family for decades.*

### The Property continued . . .

Upstairs there is a spacious landing with a door leading out to the south facing balcony which spans across the master bedroom. There is also an airing cupboard and cloakroom. The master bedroom has a character fireplace, fitted wardrobes and a connecting door through to a dressing area and en-suite shower room. Bedroom two has a Westerly aspect and fireplace (decommissioned) with bedroom three being at the front of the house with far reaching views, fitted wardrobe and a further fireplace (decommissioned). The family bathroom

### Directions

From our office in Lymington High Street, turn left. At the bottom of the hill turn left again into Gosport Street. Continue for a short distance; at the roundabout turn right into B3054 (Bridge Road) and cross Lymington River. Turn right onto Undershore Road, follow this road alongside the river, past The Ferryman on the left and Lymington Pier on right. As the road bends to the left, drive a further 100 yards and the entrance to Hornbeam is on your left.



## Grounds & Gardens

Double gates open in to the gravel driveway and parking area with a detached garage. A small path winds its way up to the house with a symphony of mature plantings, bushes, trees and shrubs, all well tendered with fence borders and a colourful display of flowers, plantings and fruit trees. There is a lovely lawn area and a high degree of privacy across the whole of the garden. A path leads around to the rear of the house with further planting areas and space for an outdoor shed and greenhouse.



## Situation

Hornbeam sits within private grounds in a slightly elevated position within easy walking distance of Lymington Pier railway station which provides a half-hourly link to Lymington Town (two minutes) for an excellent selection of shops and restaurants and facilities. Next stop is Brockenhurst (10 minutes) which offers a mainline service to London Waterloo (approximately 1 hour 45 minutes). The Isle of Wight and open Forest are easily accessible, and Junction 1, M27, is 12 miles to the north. Walhampton independent prep school is within walking distance. So, too, is Walhampton Golf Course, Walhampton Arms and The Ferryman inn.



*It offers plenty of flexible accommodation to suit a variety of lifestyles with landscaped gardens, parking and garage.*

## Services

Energy Performance Rating: C Current: 78 Potential: 81

Council Tax Band: G

All Mains Services Connected

## 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)