



70 Queen Katherine Road

*Lymington, SO41 3RZ*



SPENCERS







# 70 QUEEN KATHERINE ROAD

LYMINGTON • HAMPSHIRE

*A distinguished four bedroom detached 1930s home, meticulously extended and renovated to combine timeless character with modern luxury. Ideally situated in one of Lymington's most sought-after neighbourhoods, this beautifully finished property is just moments from the vibrant High Street and the town's popular sailing clubs. With a sunny, south-facing garden and a spacious driveway, there's plenty of room for both cars and boats—perfect for an active lifestyle.*

## Ground Floor

Sitting Room/Dining Room • Kitchen • Study • Garden Room • Bedroom • Shower Room • Utility Room • Cloakroom

## First Floor

Bedroom with En Suite and Dressing Area • Two Further Bedrooms • Family Bathroom

£1,238,000



4



3



3



## The Property

Upon entering the property, you are welcomed into a light and airy hallway with stairs rising to the first floor and access to all ground floor rooms. The home is deceptively spacious, thanks to a well-designed ground floor extension that has created a stunning open-plan kitchen and living space. This impressive area features bi-fold doors that open out to the south-facing patio, seamlessly blending indoor and outdoor living.

At the heart of the kitchen is a large central island with informal seating, perfect for entertaining. The kitchen is fitted with an array of elegant Shakerstyle base and wall units, complemented by integrated appliances including a dishwasher, fridge, freezer, double oven, microwave, warming drawer and induction hob. Beyond the kitchen, a flexible study area leads to a cloakroom and continues into a versatile dual-aspect garden room. This space offers potential to be used as an annexe, home office, or additional living area, depending on your needs. A separate utility room provides additional storage and laundry space, while a well-appointed family shower room adds further convenience.

The first floor offers three generously sized double bedrooms. The principal bedroom is positioned at the rear of the property and features a walk-through dressing area leading to a stylish, modern en-suite shower room. The two additional double bedrooms are well-proportioned and are served by a contemporary family bathroom.

**Agents Note: Please note that some of the images displayed are Computer-Generated Images (CGIs) and are for illustrative purposes only.**



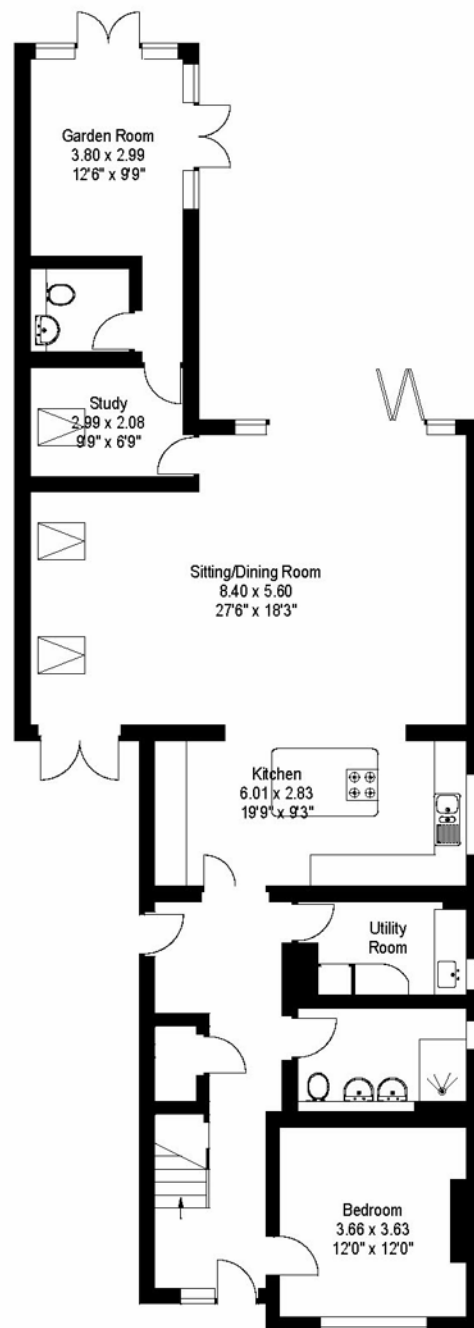








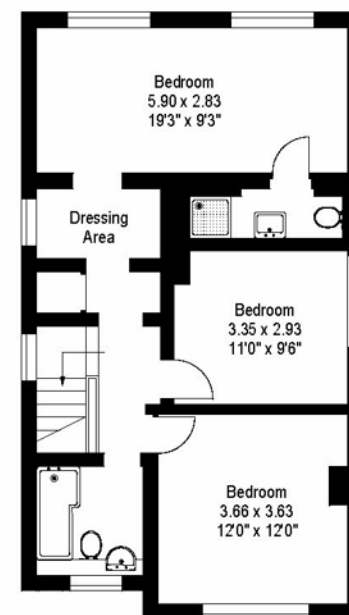
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 201sq.m. or 2164sq.ft.

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## Grounds & Gardens

The rear garden enjoys a sunny, southerly aspect and offers a blank canvas for landscaping or personalisation. A generous patio area provides the perfect setting for outdoor dining and entertaining. The front garden has been designed to offer generous off-road parking, with ample space for both cars and boats.



## The Situation

Queen Katherine Road is an extremely convenient and popular address which is close both to Lymington's historic High Street and quay. There is a wide range of pubs, restaurants and cafes within a short walk as well as superb walking along the sea wall and in the New Forest as well as a range of sailing clubs and marinas in Lymington. Lymington is well connected both by road and rail with the M27 lying to the north and twice hourly trains from Lymington station to Brockenhurst which connect with direct services to London Waterloo.

## Directions

From our offices, head down hill and at the bottom of the High Street turn right into Captains Row. Continue until the end of the road and when it turns sharply to the left, go straight ahead onto Queen Katherine Road. The house will be found towards the end of the road on the right hand side.





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

## Services

Tenure: Freehold

Council Tax: F

EPC: C      Current: 71      Potential: 79

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric, water & drainage.

Heating: Gas central heating

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property.  
Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Tree Preservation Order (TPO): Yes

Parking: Private driveway

## Important Notice

Spencers of Lymington 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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