



7 Ravenscourt Road

Lymington, SO41 3PJ



SPENCERS





7 RAVENSCOURT ROAD
LYMINGTON

A substantial 4/5 Bedroom detached house with a superb positioning within a corner plot on a highly sought after road moments from the amenities of Lymington High Street with ample parking, double garage, spacious and light reception rooms and a south facing lawned garden.

Ground Floor

Kitchen / Dining Room • Sitting Room • Snug • Study • Utility Room • Cloakroom • Garage

First Floor

Four Bedrooms one with En Suite • Family Bathroom

Outbuildings

Summer House • Shed

£1,150,000





The Property

On entering the property there is a tremendous feeling of light and space which is echoed throughout the accommodation. Many of the rooms are dual aspect which floods the house with natural light. The reception hallway is a welcoming space and acts as the core of the property affording access to all ground floor rooms. The sitting room overlooks the surrounding gardens on three sides and has a features fireplace as a focal point. Being double fronted there is a separate reception room on the opposing side of the hallway from the living room, ideal as a snug, home office, dining room or additional bedroom. The kitchen has been opened up to incorporate the old dining room and now offers a large bright family room with lovely garden views. This contemporary room is fitted with a range of cupboard units, integrated appliances and work tops with a spacious utility area.

The remaining bedrooms are all comfortable doubles and are serviced by a family bathroom. The property has worked superbly for our clients and has proved an ideal base from which to raise a family. The flexibility of the reception rooms has proved invaluable and the uncompromised size throughout has worked incredibly well.

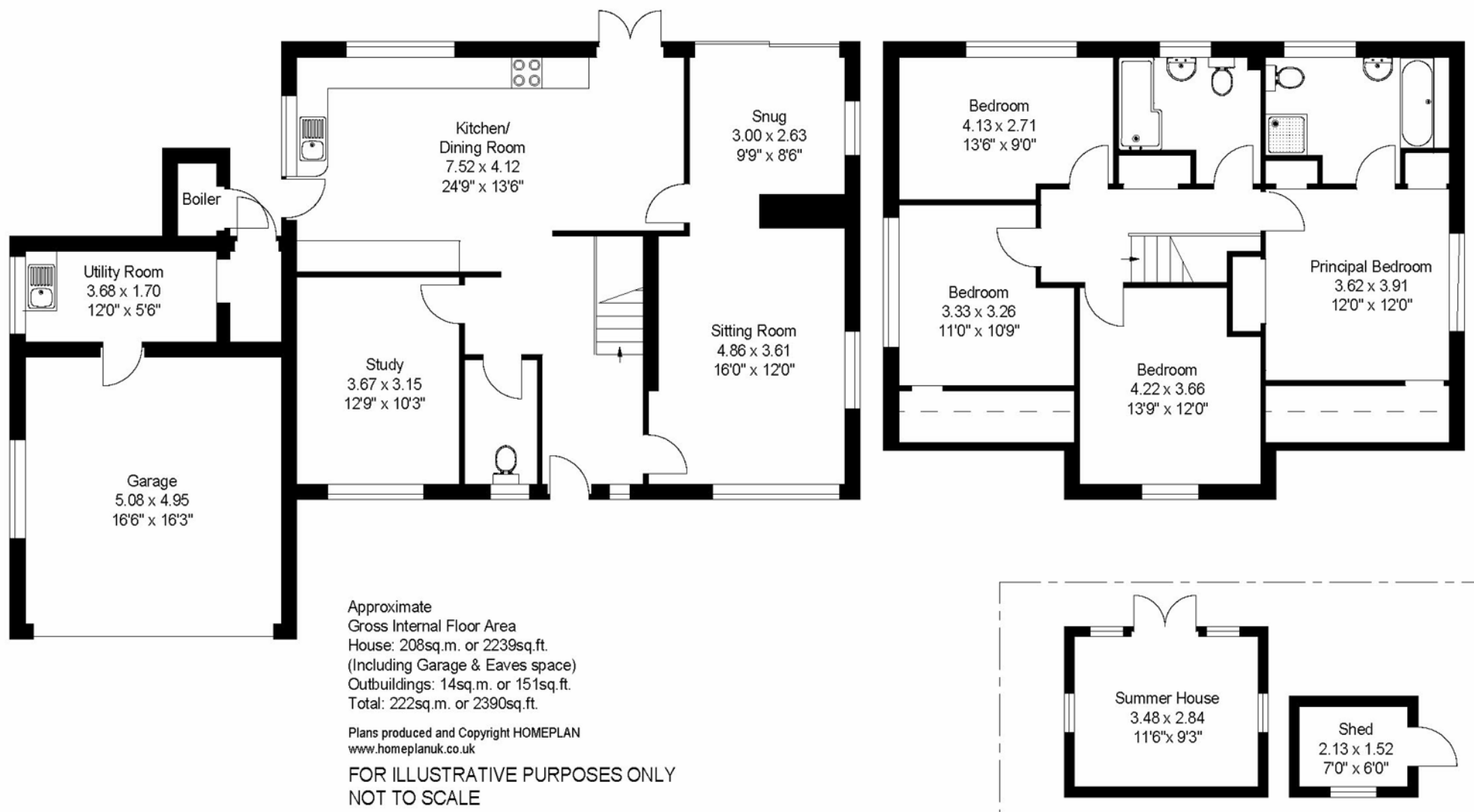


The first floor of the property is a tremendous success and the generous head height and traditional layout of the rooms' works very well. The master bedroom is positioned at the end of the landing away from the other bedrooms which provides a sense of privacy. The en-suite to the master bedroom is particularly large and incorporates a large shower and separate bath.





FLOOR PLAN









Grounds & Gardens

The property has a commanding position within the plot and is approached via a large block paved driveway. The driveway affords plentiful parking for many vehicles with additional gravelled space suited to boat or caravan storage and there is also a large double garage.

The gardens are retained with mature hedging and surround all sides of the property. The majority of the garden is laid to lawn and there is a lovely entertainment area next to the house, ideally situated beside the kitchen for summer entertaining. To the side is a summer house, ideal for lazy days and alfresco dining. This tranquil spot has a good degree of privacy and forms a lovely backdrop to the garden.



The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) providing a half hourly services to London Waterloo with a journey time of 90 minutes.



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 - tbc Current: Potential:

Property Construction: Brick construction with slate roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Ultrafast broadband with speeds of up to 1000mbps is available at this property.

Parking: Private driveway, garage & unallocated on street parking

Directions

From our offices in Lymington, proceed up the High Street and on approaching the one way system, turn left into Belmore Lane, then take the first turning on the right into Belmore Road and the next turning on the left into Old Farm Walk. Continue to the junction of Lentune Way and Bitterne Way, turn left into Lentune Way and then first left into Ravenscourt Road where the property can be found on the left hand side.

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:

74 High Street, Lymington, Hampshire, SO41 9AL

T: 01590 674222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk