



19 Rookes Lane

*Lymington, SO41 8FP*



SPENCERS





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# 19 ROOKES LANE

LYMINGTON • HAMPSHIRE

*A wonderfully light and spacious five bedroom detached family home set on a large plot located on the south side of Lymington, next to Woodside Gardens and a short walk to the marina and high street. The property benefits from a double garage and off road parking.*

## Ground Floor

Kitchen • Dining Room • Conservatory • Sitting Room • Family Room • Utility • Shower Room

## First Floor

Principal Bedroom with En Suite • Four Further Bedrooms • Family Bathroom • Separate W/C

**£1,595,000**

 5  3  3



## The Property

The house is a substantial detached property recently extended to the rear, providing comfortable family accommodation with a sense of space and light with attractive views out of every window over the leafy front and rear gardens.

The house is approached via a gravel driveway leading to the parking area and garage. The spacious entrance porch offers a retreat from the weather and provides access through to the generous hallway with stairs leading to the first floor. The property benefits from two spacious sitting rooms, the main lounge being dual aspect with sliding doors leading to the rear garden and paved terrace area. To the back of the house is the impressive kitchen family room which has been extended across the back with twin sky lights, wonderful garden views, spacious area for sofas and an additional dining area. This is a lovely room full of natural light. The kitchen has been completely and lovingly upgraded with a range of fitted cupboards and work tops with integrated gas hob, extractor and dish washer.

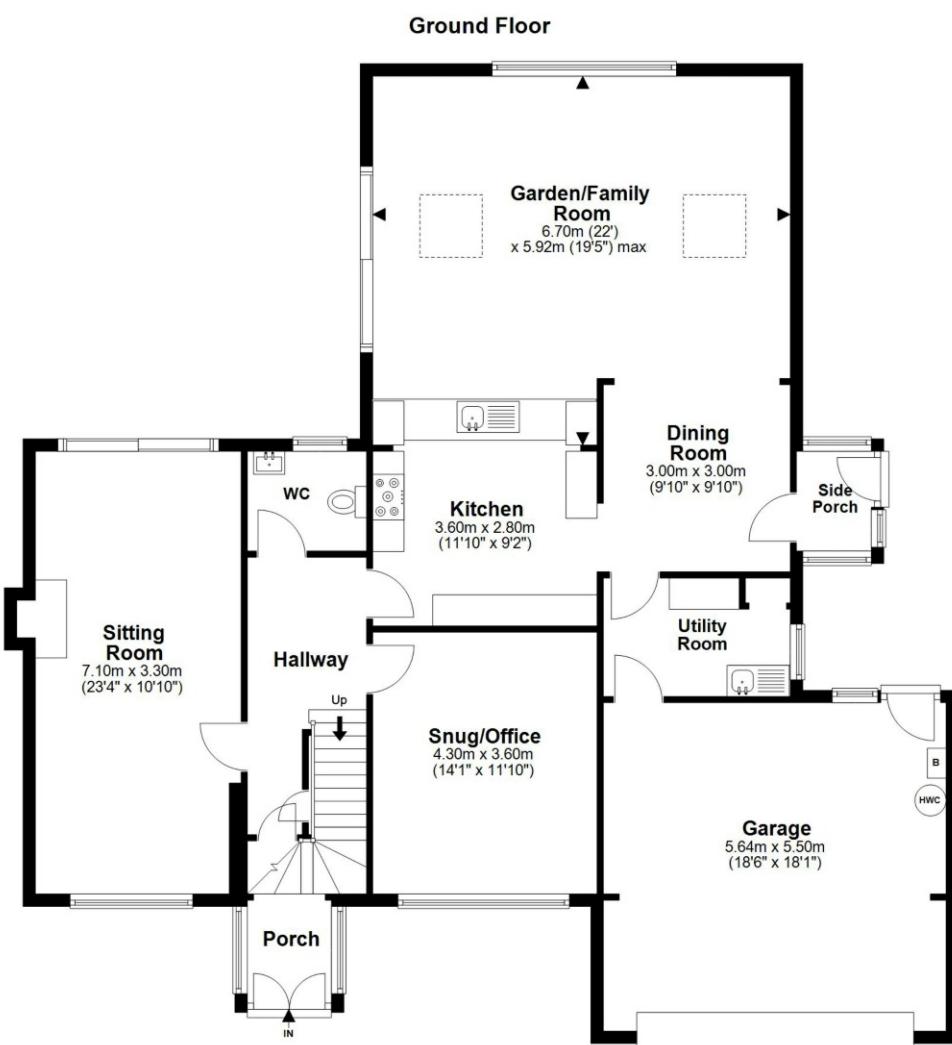
There is a separate utility room with space and plumbing for a washing machine. The ground floor also benefits from a cloakroom.

The turning staircase with picture window leads to a sizable landing. The principal bedroom is at the front of the property benefiting from leafy views of the garden as well as ample fitted wardrobes and a delightful ensuite shower room. There are three further double bedrooms and one single bedroom. The family bathroom with shower fitting serves the remaining bedrooms and there is a separate WC which completes the first floor accommodation.





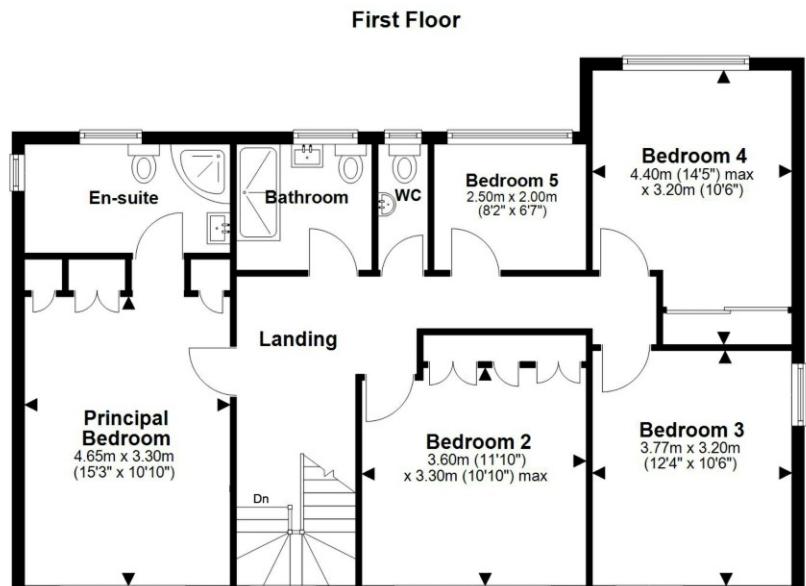
## FLOOR PLAN



### Approx Gross Internal Areas

House: 207.6 sqm / 2234.6 sqft  
Garage: 30.4 sqm / 326.8 sqft

**Total Approx Gross Area:**  
**238.0 sqm / 2561.4 sqft**









## Grounds & Gardens

The property is approached via a long gravel driveway with mature hedging and a large lawn area providing both privacy and an attractive outlook. The driveway offers ample parking and access to the double garage and side access to the rear garden. The rear garden is of generous size laid mainly to lawn with a sunny patio area. The property is just a stones throw from Woodside gardens.



## The Situation

Rookes Lane is one of the most sought after locations to the south of the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. The property is located opposite Woodside Gardens offering pleasant walks and access through to the salt marshes and sea path. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



## Services

Tenure: Freehold

Council Tax: G

EPC: C Current: 70 Potential: 82

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast broadband with speeds of up to 67mbps is available at this property.

Parking: Private driveway & garage

## Directions

From our office continue up the High Street and just before entering the one-way system turn left into Belmore Lane. On reaching the roundabout take the third exit onto Rookes Lane. Continue driving up Rookes Lane for couple hundred yards and just as you pass the turning into Bitterne Way the property can be found a short distance on the right-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:

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