



**2 Madeira Mews**

*25 High Street, Lymington SO41 9AD*

**SPENCERS**  
NEW FOREST



I'M  
SORRY  
FOR  
WHAT  
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SAID  
WHEN  
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HUNGRY



*Tucked away in a quiet location directly behind the high street, with a south facing garden and sea views from the rear bedrooms across to the Isle of Wight.*

### The Property

On entering the property you are welcomed into a light and spacious entrance hall with useful space for coat and boot storage and a door leading to the modern cloakroom and door access out into the rear garden. A further fully glazed door leads into the contemporary kitchen/dining room which is fitted with high gloss white storage units incorporating integrated appliances such as the fridge freezer and dishwasher. There is an induction hob and fan assisted oven with extractor above. It is a very stylish room with two modern sash windows allowing light to flood in. There is an area set aside for dining and with two windows, it is flooded with light.

The inner hallway is where the turning staircase leads to the first and second floor accommodation. The beautifully appointed sitting room benefits from dual aspect windows and a wall of glazing incorporating French doors to the south facing walled garden.

The first floor accommodation is where the main bedroom suite is located with ample fitted wardrobes and an en-suite shower room with window to the side. There is a further double bedroom and the family bathroom, with white suite and a window to the side.

**£620,000**



FLOOR PLAN

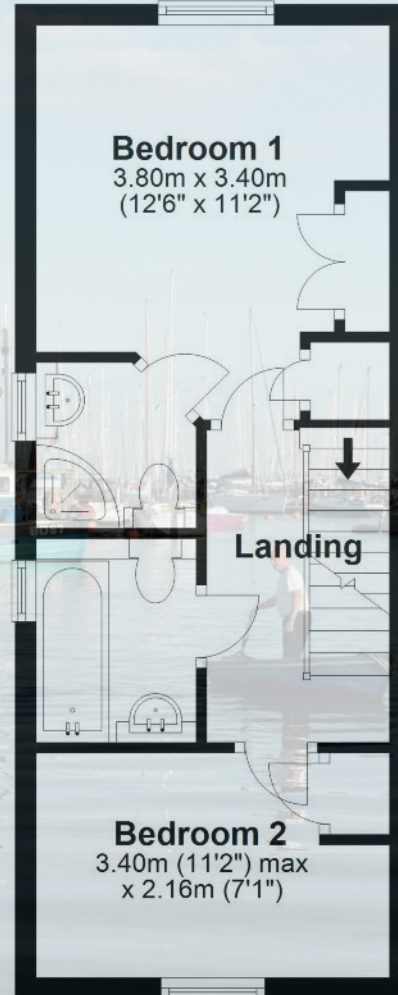
**Ground Floor**

Approx. 34.8 sq. metres (374.6 sq. feet)



**First Floor**

Approx. 31.2 sq. metres (335.4 sq. feet)



**Second Floor**

Approx. 15.2 sq. metres (164.0 sq. feet)



Total area: approx. 81.2 sq. metres (874.1 sq. feet)

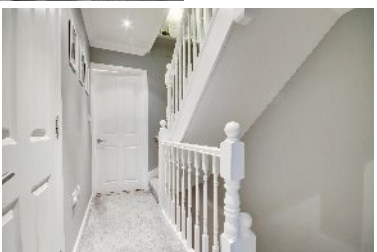
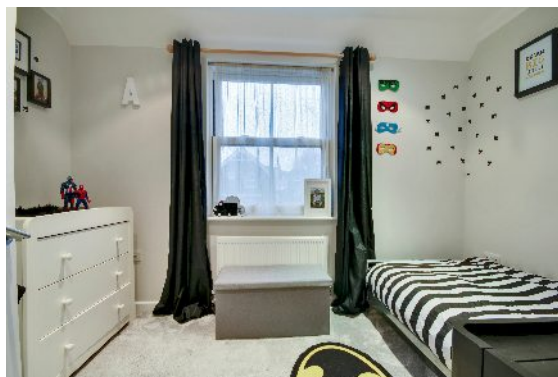
Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



*This well-designed three bedroom semi-detached mews home has private parking and is presented in immaculate condition.*

### The Property continued . . .

The staircase continues to the second floor and to the double bedroom with velux window and ample room for furniture. There is a generous landing area where one could fit book shelves or a small desk, where there is a velux window above.



### The Situation

Situated on the south side of the high street moments from the famous “cobbles” in Lymington and is a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight.

The Georgian market town is surrounded by the outstanding natural beauty of the New Forest National Park. To the north, are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27, which links to the M3 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.



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*Built 17 years ago, the property has classic styling, yet the amenities of modern day living and low running costs.*

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## Grounds & Gardens

A brick paved generous driveway leads from the lane, accessed from the high street. Allocated parking for 2 cars is in front of the property and there is ample space for turning.

The rear walled garden is a feature of note, being south facing and with a generous area of stone terrace as well as an area of lawn (currently AstroTurf for convenience) and a small gated area for outside storage. The lovely garden provides a quiet, sheltered and private space.

## Directions

From our office in the high street, turn left and proceed along the main street for approximately 200 metres and cross over to the south side where Madeira Mews is a private lane leading alongside Osbournes clothing outfitters which is a corner shop on the high street. Proceed along and there is private parking in front of the property.



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

## Services

Energy Performance Rating: C Current 73 Potential 88  
 Council Tax Band: D  
 All mains services connected.

## Points of interest

Lymington Hospital	0.6 miles
Waitrose Lymington	1.3 miles
Lymington Quay	1.6 miles
Priestlands Secondary School	1.9 miles
Lymington Recreation Centre	2.0 miles
Walhampton (Private School)	2.5 miles
Brockenhurst Golf Club	3.2 miles
Brockenhurst Train Station	3.7 miles
Brockenhurst Tertiary College	3.9 miles
The Pig	4.6 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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