



12 Vitre Gardens

Lymington, SO41 3NA



SPENCERS





A wonderful opportunity to acquire a three bedroom detached house with two bathrooms, garage, private parking and a lovely court yard garden in a much sought after location in a small development south of the high street in Lymington.

The Property

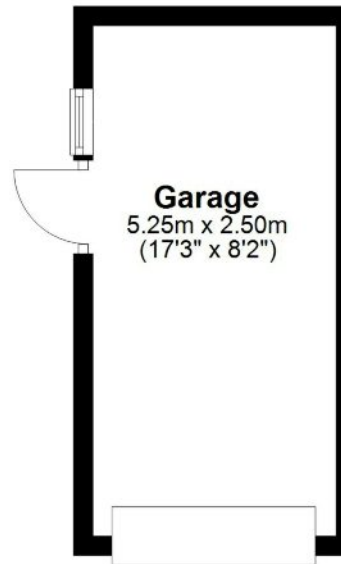
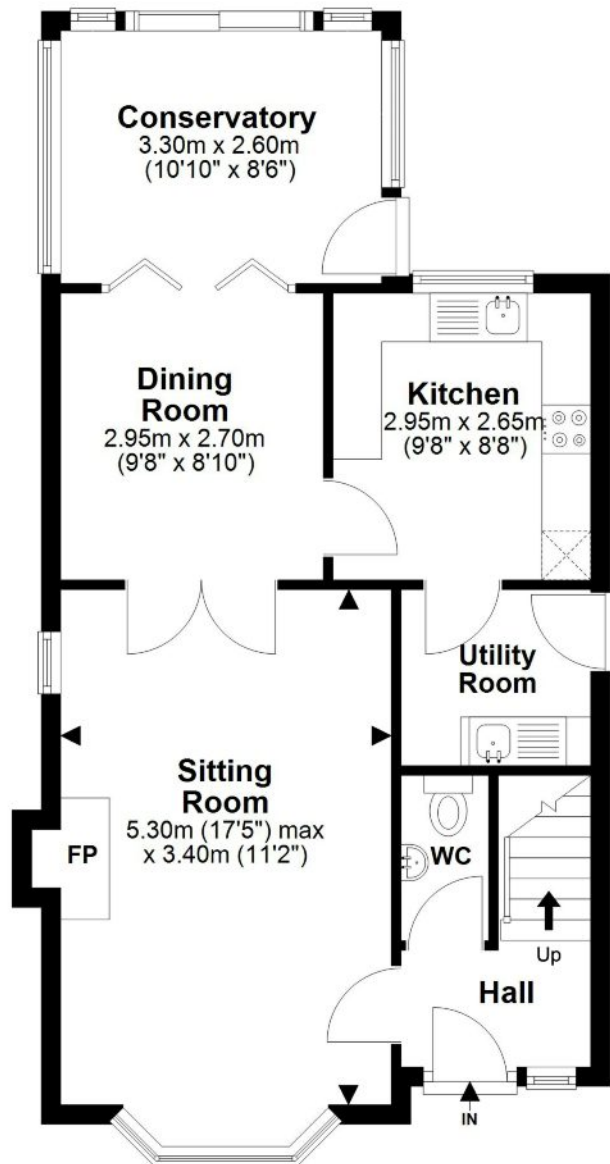
Covered porch over the front door opens in to the hallway with stairs to the first floor landing and a ground floor cloakroom. The lounge has a south facing front aspect bay window with a feature gas fireplace, a solid mantle over and light coloured carpets. Double doors lead through to the dining room with patio doors which open on to the sunny conservatory with lovely garden views. The kitchen flows off the dining room and could be opened up to offer a larger family room. There is a range of fitted cupboards and work surfaces with a fitted gas hob, oven and extractor. There is a utility with side access, plumbing for a washing machine and ample space for a fridge freezer.

£575,000



FLOOR PLAN

Ground Floor

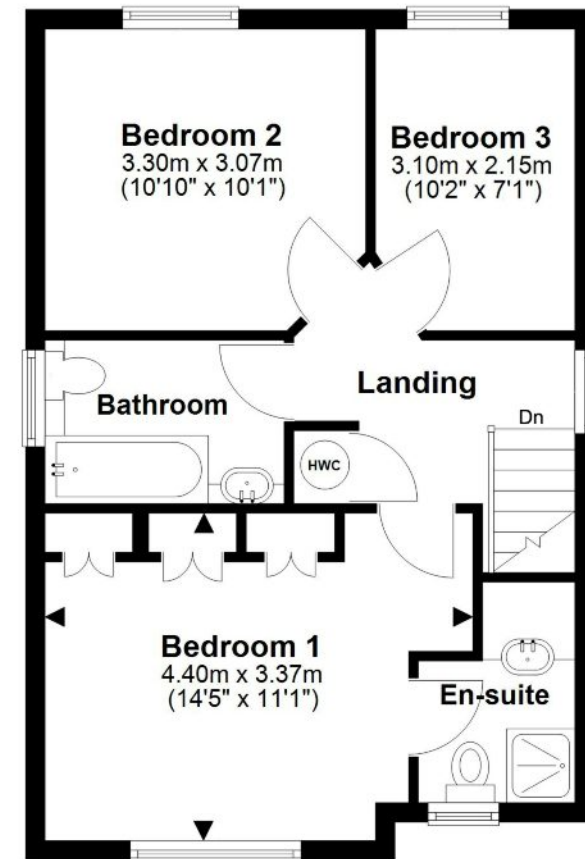


Approx Gross Internal Areas

House: 99.5 sqm / 1071.1 sqft
Garage: 13.1 sqm / 141.6 sqft

Total Approx Gross Area:
112.6 sqm / 1212.7 sqft

First Floor





The property is located a short walk to the Fishermans Rest, Woodside Park, M&S, the twin Marinas and Lymington high street.

The Property continued . . .

Rising the stairs to the landing there is easy access to excellent storage in the loft and an airing cupboard housing a hot water tank. The master bedroom is a particularly good size room with front aspect, fitted wardrobes and an ensuite shower room. The second bedroom overlooks the rear garden and is again a good sized double. Bedroom three is a single room but could easily double as a nursery or office. The bathroom suite with shower over the bath and part tiled walls completes the accommodation.



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) which gives direct access to London Waterloo in approximately 90 minutes.



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Grounds & Gardens

The front drive provides ample off road parking for two cars and leads to the single garage with up and over door, power and light, a side window and door providing direct access to the garden. The area directly in front of the house is lawned with well maintained hedging providing privacy. There is side access via a wooden gate which opens in to the beautifully landscaped rear garden. The peaceful garden offers a private, tranquil space with areas of colourful planting, mature shrubs, bushes and small trees with a wooden shed and delightful path winding through the garden to a seating area ideal for alfresco dining.

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 first exit into Vitre Gardens. Take the first left and the property is 100 yards up on the left hand side in a private cul de sac.



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

Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D Current: 61 Potential: 73

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains gas, electric, water & drainage

Broadband: Ultrafast broadband with download speeds of up to 1000mbps is available at this property (ofcom)

Restrictive Covenants: No storage of caravans, large boats and no keeping of livestock

Parking: Private driveway

Important Information

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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