



Pier Reach

Undershore Road, Lymington, SO41 5SB



SPENCERS





PIER REACH

LYMINGTON • HAMPSHIRE

A bright, spacious and extensive property with elevated views across the mast tops of the Lymington River towards the Isle of Wight, the marinas and Lymington Town with a beautiful garden and 3,400 square feet of accommodation presented to a high standard. The house has been configured to provide an independent annexe which also connects to the main house.

Ground Floor

Sitting Room • Family Room • Conservatory/ Dining Room • Study • Kitchen / Breakfast Room • Utility Room • Pantry • Cloakroom

First Floor

Principal Bedroom with En Suite and Balcony

Three Further Bedrooms, one with an En Suite • Family Bathroom

Annexe

Living/ Bedroom • Kitchen • Shower Room

£1,950,000





The Property

The house has been well maintained by the current owners and is nicely presented. The location and orientation of the building has been cleverly designed to maximise the beautiful open views across its gardens towards the Lymington River. The accommodation is exceptionally open, bright and spacious. The front door opens onto a wide hallway which leads directly to the generous sitting room which features a wood burning stove and sliding doors to the garden. On the other side of the hallway is a large kitchen/breakfast room, with sliding doors at the front and access to the courtyard at the rear and doors to the adjoining family room, utility room and pantry. It has ample fitted units and space for free standing appliances such as range cooker and American fridge freezer. To the rear of the house, also with sliding doors to the garden, is a light and spacious garden room/dining room as well as a separate study and cloakroom/wc.

Upstairs there is a total of five bedrooms, all of which are generous doubles, with the main bedroom having an en-suite shower room and balcony. The guest bedroom has an en-suite shower room and there is also a family bathroom. The living/bedroom is a particularly generous room with sliding doors onto a west facing terrace, an en-suite shower

room and kitchenette. This room has its own staircase leading to the ground floor where there is a door to the outside which provides a private and independent access. Both the bedroom and the ground floor family room link to the main house but can also be separated to provide a spacious and independent annexe for extended family or guests.

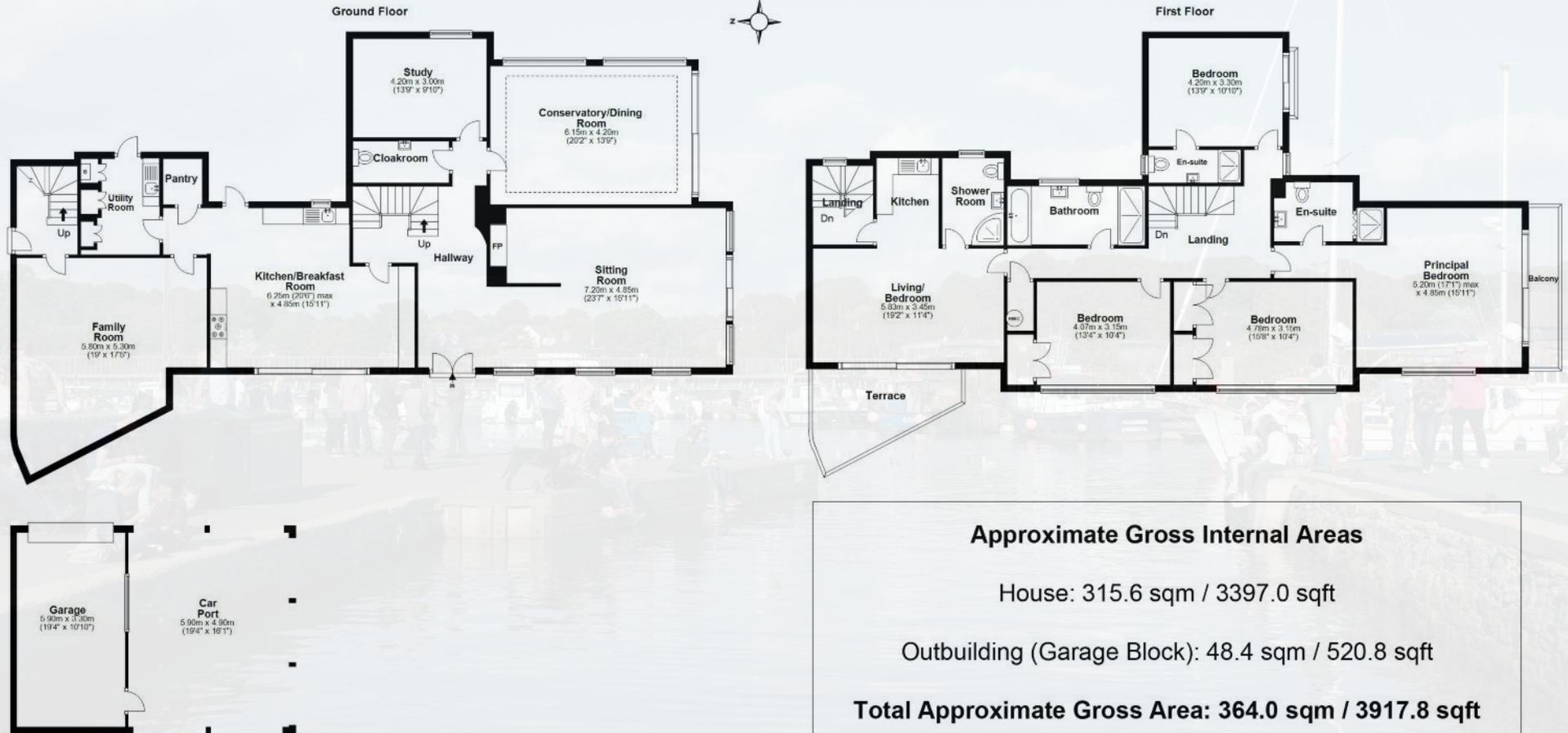








FLOOR PLAN







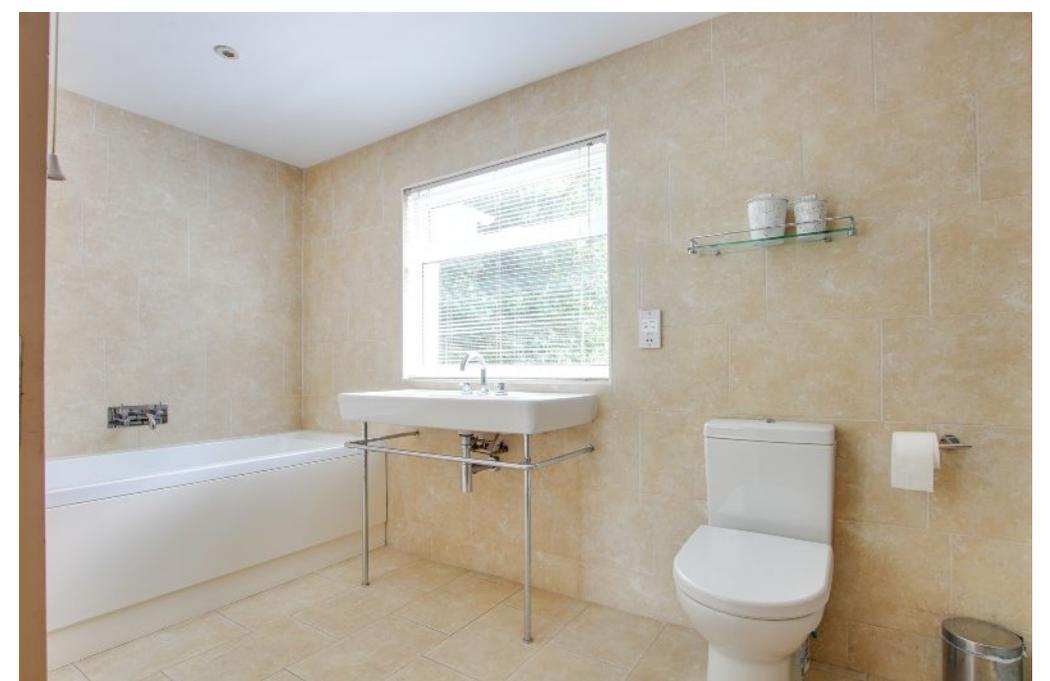
The grounds extend to a total of 0.65 acres of southerly gardens which lie within easy reach of Lymington's High Street and Marinas and the open forest.

Grounds & Gardens

The house is in an elevated setting and is approached over a sweeping drive which leads to a large turning and parking area adjacent to both the house and the detached garage block which comprises a single garage and double car port. The gardens lie

predominantly to the south of the house and are mainly laid to lawn with mature hedging and planting at the boundaries affording good privacy. Steps lead to a patio with a timber covered garden structure. There is a vegetable plot to the rear of the garden which is screened from the house.







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

The Situation

Undershore Road is a particularly appealing location due to its proximity to both the Lymington River and the busy High Street that offers a Saturday market and a range of independent shops, bars, coffee shops and restaurants. Ideally located for sailors, Lymington has an excellent range of sailing clubs, moorings and marinas all of which provide unrivalled access to the Solent. To the north lie the open spaces of the New Forest National park with miles of walks and cycle tracks. Lymington has a railway station offering services to London Waterloo via Brockenhurst.

Directions

From Lymington, head to the bottom of the High Street and turn left into Gosport Street. At the mini roundabout turn right towards Beaulieu. Immediately after crossing the river, turn right into Undershore Road. Pass the Ferryman pub on the left hand side and the entrance to the property is the second driveway on the left after the pub.





Additional Information

Tenure: Freehold

Council Tax - G

Energy Performance Rating: C Current: 70 Potential: 75

Heating: Gas central heating

Utility Supplies: Mains electricity, gas & water. Private drainage via a septic tank which the property has sole use of. The tank is located within the boundary of the property.

Easements: Please contact Spencers for details

Broadband: ADSL Copper-based phone landline. Superfast broadband with download speeds of up to 48mbps is available at this property (ofcom)

Conservation Area: Yes

Parking: Private driveway and garage

Important Information

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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