



**Coppice Lee** *Woodside Lane, Lymington, SO41 8FJ*

**SPENCERS**  
COASTAL







COPPICE LEE

WOODSIDE LANE • LYMINGTON

*Quite simply one of the finest homes to have been built in Lymington in recent years. Constructed in 2022 to the current owners exacting specifications this exceptional 4 bedroom detached house encapsulates the Lymington Lifestyle like no other.*

**Ground Floor**

Open Plan Dining Room/Sitting Room/ Kitchen • Family Room • Utility Room

Double Bedroom with Shower Room • Cloakroom

**First Floor**

Principle Bedroom with Dressing Room and En Suite • Two Further Double Bedrooms • Family Bathroom

**Outside**

Garden Room • Garden Store

**OIEO £2,000,000**



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## The Property

The current owners recently completed work on the rebuild of this carefully thought out and immaculately presented house. They have designed it to be their dream home and are only considering selling due to the fact that an exciting opportunity has emerged elsewhere.

The exacting specification of the interiors and design was realised by local craftsmen using high quality and carefully chosen materials. The vision was to create a timelessly elegant and relaxing home that interacted effortlessly with its garden to create inside and outside living ideal for Lymington's long summer months.

The front door opens to a large staircase hall, beautifully lit by skylights above a galleried landing. There is an extensive open plan kitchen / dining / sitting room with dramatic vaulted ceilings providing a sense of space and calm. The intricately laid herringbone flooring fills the entire space where the kitchen, complete with integrated appliances and extensive island & breakfast bar, blends seamlessly with the dining area and cosy sitting area both of which are focused on large French windows overlooking both the front and rear gardens. The main living area contains relaxing sofas and is focused around a discrete television and central log burning fireplace. This area also faces the garden through wide bi-fold doors that when fully opened add a wonderful external dimension to the living space

making the perfectly planned garden an immediate extension of the interior.

Also on the ground floor, all of which has under floor heating, is a separate sitting room ideal for movie nights or settling in on wintery evenings. There is a separate utility room with back door and a generous downstairs w.c.

Of particular note is the generous downstairs double bedroom which also has its own adjoining shower room and outside door. The current owners have very successfully used this room as a B&B room and would make an ideal holiday let (with its own access) providing a useful supplementary income. Alternatively, this room is ideal for later living or for an independent family member.

Upstairs, the landing opens on to three very generous bedrooms. The master bedroom enjoys a stunning vaulted ceiling and glorious views towards open countryside with a separate dressing room flanked by two rows of built in wardrobes. There is also a large en suite shower room. There are two further large double bedrooms which are served by a spacious family bathroom with designer free standing bath and large walk in shower.













## Situation

Woodside Lane is one of Lymington's most popular roads combining convenience and tranquility. The property is on the extreme southern fringe of Lymington and the immediate surroundings have an extremely rural feel with open fields and delightful walks to the sea wall and country pubs. However, Lymington's many facilities are also close by. The High Street with its Saturday market and excellent range of shops is only 0.8 miles away and the house is even closer to the town's sailing clubs and marinas. The coast is on the doorstep and the bracing open spaces of the New Forest National Park lie just to the north of the town.



## Property Video

Point your camera at the QR code below to view our professionally produced video.



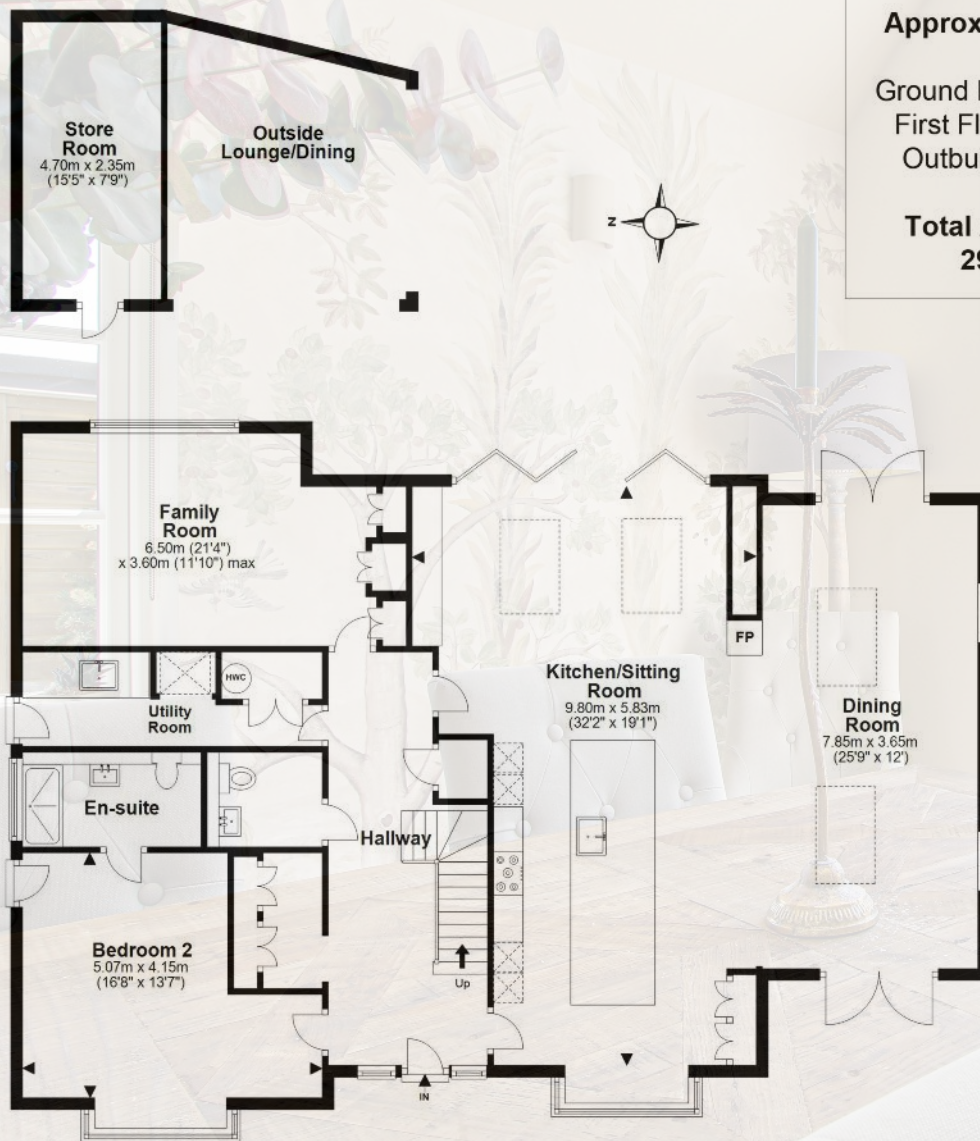






## FLOOR PLAN

Ground Floor



### Approximate Gross Internal Areas

Ground Floor: 159.2 sqm / 1713.6 sqft

First Floor: 105.8 sqm / 1138.8 sqft

Outbuilding: 28.6 sqm / 307.8 sqft

**Total Approximate Gross Area:**  
293.6 sqm / 3160.2 sqft

First Floor







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*Positioned on a semi rural lane to the south of town and within easy reach of open countryside, sailing clubs, the sea wall and only 0.8 miles from the High Street.*

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## Grounds & Gardens

The house is approached via an electronically operated five bar gate which leads to a generous gravel drive providing parking for several cars. There is a lawn area of garden to the front with a beautiful west facing terrace, accessed via the dining area, which is perfect for evening drinks.

There is a central water feature to the left of which is a deeply impressive covered garden room where one can enjoy the peace of this beautiful enclave whatever the weather. There is also a discretely positioned garden store providing excellent space for tools and bikes.

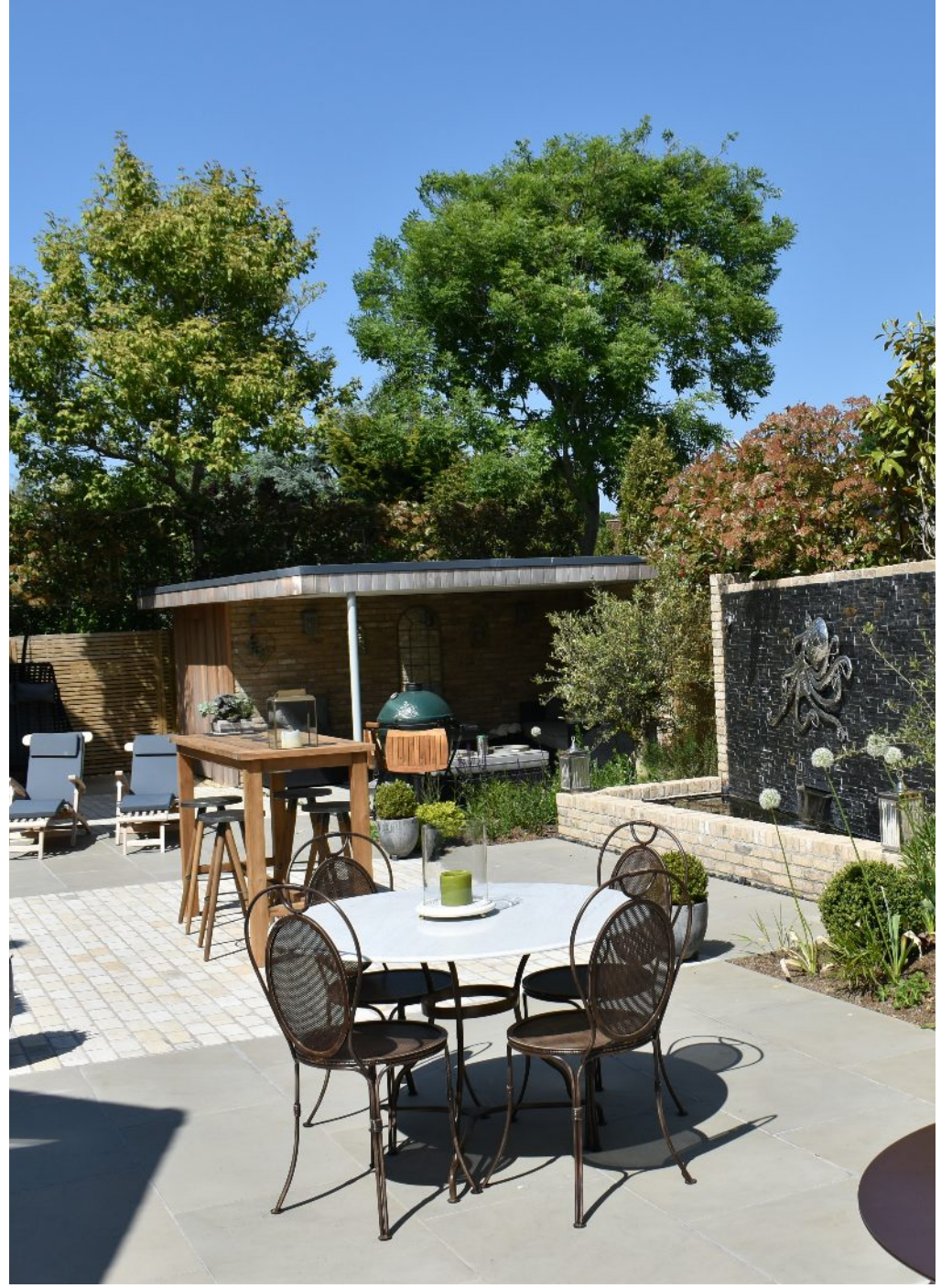
The main garden lies to the rear and is designed to be a low maintenance yet beautifully presented space in which to relax and entertain. There are several delightfully planted raised beds and separate distinct seating areas in which one can enjoy the sun at all times of day.



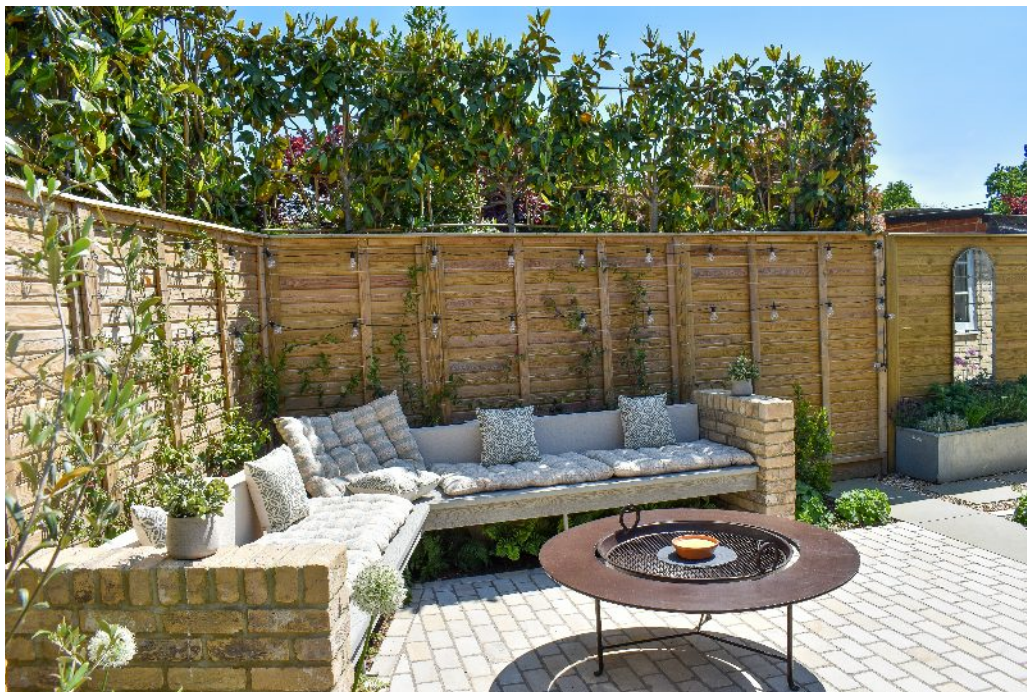












*The accommodation has been beautifully designed and realised using local craftsman to create a contemporary and practical modern home with traditional style.*

## Services

Energy Performance Rating - A Current: 92 Potential: 93

All mains services are connected.

Council Tax Band - G

Superfast Broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

## Directions

From Lymington head to the Church and then take the turning opposite onto Church Lane. Take the first road on the right hand side into Daniells Walk and at the T-Junction turn left onto Belmore Lane. At the roundabout continue straight over onto All Saints Road before taking the next turn on the right into Woodside Lane. The house will be found on the left hand side after about 350 yards.

## Important Notice

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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